(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruptions, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That is will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and mir icipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receive of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expense attending such preceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hand of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

day of

March,

JOHN L. SLOAN

19 81.

(SEAL)

WITNESS the Mortgagor's hand and seal this 20th

SIGNED, sealed and delivered in the presence of:

-/					(SEAL)
He Sheen	HELEN M	m 31	(au		(SEAL)
0 /	HELEN M.	SLOAN			
	* *	•			
TATE OF SOUTH CAROLINA	- •			, • Man.*	1.3
DUNIY OF GREENVILLE				1000	177
Personally appeared the unde	reigned witness and	made oath t	hat (s)he sa	w the with	hin named
ortgagor sign, seal and as its act and deed deliver the within writte itnessed the execution thereof.	en instrumen t and th	at (s)he, with t	he other wit	ness subsci	ribed above
WORN to before the this 20th day of March, 1981			_		
Mulleusen	La	for Bil	Gosforn	ı	
tary Public for South Carolina My Commission Expres: 7/30/90					
FATE OF SOUTH CAROLINA					· ·
DUNTY OF GREENVILLE	RENUNCIATION	OF DOWER	t .		
I, the undersigned Not	ary Public, do hereby	certify unto	all whom it r	may concer	m, that the
iomsoever, renounce, release and forever relinquish unto the mortg	tolkesible arm mic michigers				
nomsoever, renounce, release and forever relinquish unto the mortg levest and estate, and all her right and claim of dower of, in and to VEN under my hand and seal this Oth day of Marchy, 1981	to all and singular th	e premises wit , //) M. SLOAN	Stone		eased.
parately examined by me, did declare that she does freely, voluments of the more promoted and seal and forever relinquish unto the morte prest and estate, and all her right and claim of dower of, in and to the work of March, 1981 Oth day of March, 1981 Oth day of March, 1981 RECORDE MAR 23 1981 at 12:24 P.M. RECORDE MAR 23 1981 at 12:24 P.M. Orthogogae and forever relinquish unto the morte promoted and seal this 1981 Oth day of March, 1981 A December of March, 1981 Otherwhy certify that the with 12:24 P.M. Orthogogae and forever relinquish unto the morte promoted and claim of dower of, in and to the morte promoted and seal this 1981 Otherwhy and and seal this 1981 Otherwhy Commission Expires: 1/30/90 Otherwhy Commission Expires: 1/3	to all and singular the	, m	Glow		