(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(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 interruption, 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 it 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 municipal 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, appears a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses 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 promises described herein, or should the debt secured hereby or any part thereof be placed in the hands 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 covernants 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

WITNESS the Mortgagor's hand and seal this

April

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WELBORN STREET PROPERTIES, A General

M. DILLARD OF SOUTH CAROLINA OF GREENVILLE TO HRAYMOND PINSION, vidually and as Execte Estate of Sue Pin e Estate of Sue Pin in Ortgage of Real Es Apr. Apr. Apr. Apr. Apr. Apr. Apr. All Manly Street Greenville, S. C. 29601 Ock Creek Dr. "Sec. Rev ark"	5.00 5.00 (15.15.2)	ared and definered to MILE, S. J. MANATULA	the present	Brill		·		WELBORN ST Partnershi BY:	Ning	PROPERTIE CANTUM Hay	S, A		neral (seal) (seal)	
Personally appeared the undersigned witness and made outh that (s'be saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 3rd day of April 1981 SEAL SEAL John M. Dillard		ADDD		}				PROBA	TE					
seal and as its set and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 3rd day of April 1981.	COUNTY	OF CKEFU	ATPPR) Barraga??r				witness and made on	ak akas te	'ha aw sha wishi		. most	aran cian	
STATE OF SOUTH CAROLINA OUNTY OF GREENVILLE (wines) of the above named mortgager(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that the does freely, voluntarily, and without any composition, dread or fear of any promo whomsover, remounce, release and forever relinquish unto the mortgager(s) being or successors and assigns, all her interest and estate, and all her right and claim of down of, in and to all and singular the premises within mentioned and released. SEAL) Notary Public for South Carolina. My Commission Expires: RECORD: APR 3 1981 at 11:37 A.M. 27811 Apr 2 2 3 5 6 7 7 8 1 9 8 1 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	seal and a	s its act and deer	d deliver th	e within w	ritten ins	strument a	and that (s)he, with the other	e witness	subscribed above	witees	ed the	e secretion	
Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named most gagoris) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she deets freely, voluntarily, and without any compalson, dread or fear of any person whomsoever, renounce, release and forever refungish unto the most gageris) and the most gageris's) beins or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of 1981 at 11:37 A.M. 27811 Tray of 9, 755 Quantity Public for South Carolina. My Commission Expires: RECORD: APR 3 1981 at 11:37 A.M. 27811		to before me this	3rd d	ay of	Ay	pril	1981	• •		•				
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