TO THE PARTY OF TH

(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 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, 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 Mortgager 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.

COUNTY OF MCRGR.  Personally appeared the undersigned witness and made outh that (s)he saw the within named mortgagor sign. Real and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above writnessed the execution thereof.  SWORN of bother up this AGA day of October 19 84.  Notary Public for MANNAMA ASS.  My Copymission Expires.  STATE OF SOUTH CAROLINA  RENUCLATION OF DOWER / NOT APPLICABLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsing, and without any compulsing, when the mortgages so here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages so here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages so here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages so here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages so here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages so here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages (s) here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) and the mortgages (s) here or any person whomsoever, renounce, release and forever relinquish unto the mortgages (s) here or any person of a	and the use of any gender of	shall be applicable to all genders	8.					
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Personally appeared the undersigned witness and made oath that (s)he saw the within named nortgagor sign. Eal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed of the accretion thereof.  SWORN of before me this 2004 day of October 19 84  Who was provided to a subscribed above witness of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and witnout any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgager(s) in and to all and singular the premises within mentioned and released.  RECORDS:  OCT 30 1994 at 4:16 P/M  120005  OCT 30 1994 at 4:16 P/M  120005  OCT 30 1994 at 4:16 P/M  120005  RECORDS:  OCT 30 1994 at 4:16 P/M  120005  OCT 30 1994	14/11/1		Do	nna R. Wi	l'der			
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Notary Public for South Carolina  RENUNCIATION OF DOWER / NOT APPLICABLE  RENUNCIATION OF DOWER / NOT APPLICABLE  RENUNCIATION OF DOWER / NOT APPLICABLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern. that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgaged of heirs 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 19  (SEAL)  Notary Public for South Carolina  My Commission Expires:  RECORDS:  OCT 30 1994 at 4:16 P/M  1.30015  RECORDS:  RECORDS:  OCT 30 1994 at 4:16 P/M  1.30015  A Alabaman Commyson of Printing Mortgager's has been this been th			<sub>19</sub> 84 .	$\bigcap$	/		1	
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I, the undersigned Notary Public, do hereby certify unto all who it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage(s) and the mortgage of s) heirs 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 19  RECORDS: OFT 30 1984 at 4:16 P/M  Alabaman Conveyance and Section Mortgage of Real Estation Mortgage Section Mortgage Se	My Confinission Expire	)	k 17. 1885					
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undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee (s) heirs or successors and assigns, all her interest and eatate, 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 19  (SEAL)  Notary Public for South Carolina.  My Commission Expires:  RECORDE:  OCT 3 0 1984  Alabama , STATE OF SOUTH CAROLINA  Alabama R. Wilder , Donna R. Wilder , Alabama , STATE OF GREENVILLE  Alabama , STATE OF SOUTH CAROLINA  Alabama R. Wilder , Alabama R. Wilder , Inc. of Lot 83 Meadow Lane  For Board of Mortgage of Real Esta  And Blakely, P.A.  307 Pentigru Street  P.O. Box 10167 F.S.  Correnvilla South Carolina 28663	COUNTY OF	) • • • • • • • • • • • • • • • • • • •						
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Lawrence M. Wilder and Donna R. Wilder and Donna R. Wilder,  Alabama,  TO  Mortgage of Real Esta  Otherby certify that the within Mortgage has been this  My Commission  Mortgage, page 466  Notary Public for South Carolina.  An No  Register of Meane Conveyance Greenville  Po. Box 1016F.S.  Greenville, South Carolina 29603  \$79,000.00  Lot 83 Meadow Lane	separately examined by n whomsoever, renounce, rele interest and estate, and all	ne, did declare that she does frease and forever relinquish unto I her right and claim of dower of	reely, voluntar the mortgages	rily, and withou (s) and the mort	t any comp gagee's(s') he	ilsion, dreadirs or succes	d or fear of an sors and assign	y person 18, all her
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Lawrence M. Wilder and Donna R. Wilder,  TO  Kleinert's, Inc. of Alabama,  Mortgage of Real Esta  Mortgage of Real Esta  Any of October  1:16 P./. recorded in Book 1687  Mortgagen, page 466  Mortgagen, page 5603  Soy, October  P.O. Box 10167 F.S.  Greenville, South Carolina 29603  Soy, October  1687  Mortgagen, page 5603  Soy, October  1687  Mortgagen, page 678  Mortgagen, page 788  Mortgagen, page 788	Notary Public for South Commission Expir	arolina.						
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