- (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 fall to do so, the Mortgages 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 offecting 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 receiver 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 mortgager 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 Mortgager to the Mortgagee shall become immeditely due and poyable, 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 sult involving this Mortgage or the title of the premises described herein, or should the dobt 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 poyable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and callected horounder.
- (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this martgage 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, excutors, administrators, successors and assigns, of the parties hereia. Whenever used, the singular shall include the plural, the pival the singular, and the use of any gender shall be applicable to all genders.

| WITNESS the Mortgagor's hand and seal this 8 day of SIGNED, scaled and delivered in the presence of: | August 1269                   |
|--|-------------------------------|
| Ryan B. Hamer  | Tithigh fee Sounder 12 (SEAL) |
| Edward Kyan Harner   | (SEAL)                        |
| V  | (SEAL)                        |

## STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## PROBATE

Personally appeared the undersigned witness and made cath that (s)he saw the within named mortgagar(s) 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 8 day of August 1969.

Charter ord, Ayan Atunstan

Nojery Public for Sayl) ( Baroling Invany 1, 1970

STATE OF SOUTH CAROLINA

## RENUNCIATION OF DOWER

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 mortgagee(s) and the mortgagee(s) heirs or successors and assigned the premises within manitationed and released.

| day of August                     | 19 69 |  | annually account cours according to the course |  |
|-----------------------------------|-------|--|--|--|
| GIVEN under my hand and seal this | 8     |  | •  |  |
|                                   |       |  |  |  |

Notary Public for South Carolina.

\_\_(SEAL)