

- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construc-tion 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, appoint 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 awing by the Mortgager to the Mortgagee shall become immeditely due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgages become a party of any sult involving this Mortgage or the title of the premises 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 sult or otherwise, all costs and expenses incurred by the Mortgages, 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 nate 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 vold; 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagar's hand an SIGNED, sealed and delivered in the	d seal this 14	day of	March	-19	70 .	-	
	or production of the		Same	alw. a	nold	(SE	AL)
Thomas E. K						(SE	AL)
Momoo E. K	ens					(SE	AL)
			***************************************			(SE)	AL)
STATE OF SOUTH CAROLINA					:		_
COUNTY OF GREENVILLE	ersonally appeared	the undersid	PROBATE	d made anth it	ant fallen som	the suither an	
ed mortgagor(s) sign, seal and as li subscribed above witnessed the ex	is act and deed deli-	ver the within	written instrum	nent and that	(s)he, with the	he other witne	055
SWORN to before me this 14	(CEA1)		Man	ng S	E. X	Slin	۷
Notary Public for South Carolina.	My Commission Exp	iros 1/1/1971					— —
STATE OF SOUTH CAROLINA		MEAUIAN					

COUNTY OF GREENVILLE

alex L. almed

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 feat of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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	nuger	my	hand	and	seal	this 14	

day of March

My CISEANISION Expires 1/1/1971 Notary Public for South Carolina.

Recorded March 16, 1970 at 10:46 A. M., #20141.