(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 completities it involves and should it fall to do so, the Mortgagee 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 affecting the mortgaged premises. That it will comply with all governmental and municipal laws and regulations

(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 Chambiers 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 mortgager and after deducting all charges and expenses attending such preceding 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

(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 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 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 Mortgager 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 Mortgager 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 2 SIGNED, sealed and delivered in the presence of:	day of	Februar	3/1/	19.71.		(
Wiffen W. William, 1			talle	Den	will!	(SEAL
Denobie C. Hall						
		(A. (A.) (A.)				(SEAL
	المارية المستنبط المارية					(SEAL
	*					(SEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE				
Personally appeared the ed mortgagor(s) sign, seal and as its act and deed deliver subscribed above witnessed the execution thereof.	he undersi	gned witness written ins	and made od	th that (s)he so hat (s)he, with	w the with	in nam- Witness
SWORN to before me this 2 day of February	y 19	71.				TT (47.4)
Notary Public for South Carolina.	_	Wall	him H	Widen	· l.	
- Carolina.						
STATE OF SOUTH CAROLINA						

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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, gagee'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 under my hand and seal this

gay of February 1971 Denotice C. Hall (SEAL)

Recorded Feb. 5, 1971 at 10:57 A. M., #18160.