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- (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 for such repairs or the completion of such construction to the mortgagee 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
- (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 proceeding 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 premises described herein, or should the debt secured hereby or any payable 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 convenants 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

(8) That the covenants herein contained sha administrators, successors and assigns, of the pa and the use of any gender shall be applicable to all	ll bind, and the benefits : rties hereto. Whenever u	and advantages shall inure to, the sed the singular shall include the	ne respective heirs, executors plural, the plural the singular
WITNESS the Mortgagor's hand and seal this 9	day of NOVEMBER		
SIGNED, sealed and delivered in the presence of:	and or LAGAE WRE H		
THE THE		John N. U.	(SEAL)
Jo gropes		- Starte S. Ve	(SEAL)
-			(SEAL)
			(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE	<del></del>
witnessed the exocution thereof.	VEMBER 1971	i witness and made oath that (s)h rument and that (s)he, with the o	e saw the within named mort- ther witness subscribed above
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNC	IATION OF DOWER	
I, the undersigned wife (wives) of the above named mortgagor(s) resexamined by me, did declare that she does freely renounce, release and forever relinquish unto the and estate, and all her right and claim of dower of significant controls.	, voluntarily, and withou	se mith combaraton, diena of tent	eing privately and separately of any person whomsoever
GIVEN under my hand and scal this	,	Martha S.	•
Other Street Street Street	(0747)	to themas.	uss
My Commission to Expire May 22, 1978	(SEAL)		
Lies Commission to	irecolded Novemp	per 22, 1971 at 1:15 P. 1	1., #14564

Mat da II