

(3) That it will keep all buildings in repair, and will continue construction until completion of the said premises, make whatever repairs, alterations or such renewals or the completion of such premises as may be necessary.

(4) That it will pay, when due, all taxes, interest, damages, costs and expenses which may be levied or assessed against the mortgaged premises. That it will cause to be made good any deficiency.

(5) That it hereby assigns all rents, issues and profits, now or hereafter due, that, should legal proceedings be instituted, may be recoverable by the Plaintiff, to the Plaintiff, and that the Plaintiff shall have power to appoint a receiver of the mortgaged premises, to receive the rents, issues and profits, including a reasonable rental, to be fixed by the Court, for the time being, deducting all charges and expenses otherwise due, and applying the rents, issues and profits toward the payment of the Plaintiff's claim.

(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 Mortgagor, 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 process 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 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 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 accrue 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 17 day of January 1972.

SIGNED and delivered in the presence of:

Aug 1960

Lower B Reg

(SEAL)

(SEAL)

(SEAL)

**STATE OF SOUTH CAROLINA  
COUNTY OF Greenville**

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor 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 17<sup>th</sup> day of January  
*John Doe* (SEAL)

*[Signature]*

**Notary Public for South Carolina  
My Commission to Expire May 22, 1978**

## **RENUNCIATION OF DOWER**

## COUNTY OF Greenville

17th day of January 72

## Cannabis Sativa

Notary Public for South Carolina  
My Commission to Expires May 22, 1971