- (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 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 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 mortgager 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be forcelosed. Should any legal proceedings be instituted for the forcelosure of this mortgage, or should the Mortgage 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 otherwises all costs and expenses incurred by the Mortgage, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgage, as a part of the delt secured hereby, and may be recovered and collected here note.
- . (7) That the Montgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note

STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s) he saw the within hamed mortwitnessed the execution thereof. SWORN to before me this 18 day of January 19 73 Notary Public for South Carolina. (SEAL)			onvenants force and
SIGNED, solled and delivered in the presence of: County of Greenville		ts and advantages shall inure to, the respective heirs, r used the singular shall include the plural, the plural the	executors, singular,
STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within hamed mort witnessed the execution thereof. SWOIN to be one this 18 day of January 19 73 Notary Public for South Carolina. My Commission to Expire May 22, 1978 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife (wives) of the above named mortragor(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 whomsover rendunce, release and forever relinations with the mortrage (s) and the mortage (s) is here or successors and assigns, all her interest and estate, and all her right and claim of the word in and to all and singular the premises within mentioned und released. SEAL) **Auxuella Baroary** SEAL) **Auxuella Baroary** **Auxu	WITNESS the Mortgagor's hand and seal this 18 day of January	19 73	5.
STATE OF SOUTH CAROLINA COUNTY OF Greenville gagor sign, seal and as its act and deed deliver the within written instrument and that (s) he saw the within hamed mortwitnersed the execution thereof. SWOIN to bore me this 18 day of January 19 73 Notarf Public for South Carolina. My Commission to Expire May 22, 1978 STATE OF SOUTH CAROLINA COUNTY OF Greenville 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 mortgagoets) and the mortage (sist) heirs or successors and assigns, all her interest and estate, and all her right and claim of tower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and sealthing the premises within mentioned and released. (SEAL)	SIGNED, sealed and delivered in the presence of:		
STATE OF SOUTH CAROLINA COUNTY OF Greenville gagor sign, seal and as its act and deed deliver the within written instrument and that (s) he saw the within hamed mortwitnersed the execution thereof. SWORN to bore me this 18 day of January 19 73 Notars Public for South Capolina. My Commission to Expire May 22, 1978 STATE OF SOUTH CAROLINA COUNTY OF Greenville 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 mortgage(s) and the mortage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of tower of, in and to all and singular the premises within mentioned and releases. GIVEN under my hand and sealthing the premises within mentioned and releases. (SEAL)	May Silio	+ 745 lly Brown	(SEAL)
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STATE OF SOUTH CAROLINA COUNTY OF Greenville 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 mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of lower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and sealthing the premise of the	SWORN to be ore me this 18 day of January 19		bed above
(SEAL) I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife (wives) of the above named mertgagor(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 mortgage(s) and the mortage(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 day against the premises within mentioned and released.	SWORN to before me this 18 day of January 19 Notary Public for South Carolina. (SEAL)		bed above
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 mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of lower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and sealthing the premises within mentioned and released. (SFAI)	SWORN to be ore me this 18 day of January 19		bed above
18 day by January 10,73 (SEAL)	SWORN to be ore me this 18 day of January Notary Public for South Carolina. My Commission to Expire May 22, 1978 STATE OF SOUTH CAROLINA RENU	mary D. Jones	bed above
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