- (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, enfer 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 mortgagor and after deducting all charges and expenses attending sy. a 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 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 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 unconcerned hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the tof the mortgage, and of the noise secured hereby, that then this mortgage shall be utterly null and void; other virtue.	wise to remain in full force and
(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the and the use of any gender shall be applicable to all genders.	the respective heirs, executors, plural, the plural the singular,
WITNESS the Mortgagor's hand and seal this 30% day of 513y 19 73.	
SIGNET rested and delivered in the presence of: J. L. Lewlersen Malel K Ge	ndergass (SEAL)
	(SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA PROBATE	
COUNTY OF	-
Greenville Personally appeared the undersigned witness and made oath that ()he saw the within named mort-
gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the witnessed the execution thereof.	
SWORN to before me this 30th day of 19 73 .	
	Thom
Notary Public for South Carolina. (SEAL)	
MY COMMISSION EXPIRES	
JUNE 26, 1979	
STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER	•
I, the undersigned Notary Public, do hereby certify unto all whom it m	er concern that the undersigned
wife (wives) of the above named mortgagor(s) respectively, did this day appear refore me, and cont, of examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or success and extate and all her right and claim of dower of, in and to all and singular the premises within mentioned	ear of any person whomsoever, ors and assigns, all her interest and released.
GIVEN under my hand and seal this 705%	
GIVEN under my hand and seal this 1951:	K. Vendergrass
day of State 19 73.	K. Vendergrass
Jay of 19 73.	K. Vendergrass
Notary Public for South Carolina. (SEAL)	K. Vendergrass
Jay of 19 73.	K. Vendergrass

Recorded July