(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 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 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. gagee, as a part of the delt 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 note secured bereby. It is the true meaning of this instrument that if the Mortgager shall fully perform all the terms, conditions, and convenants secured bereby. It is the true meaning of this instrument that if the Mortgager shall be utterly pull and void; otherwise to remain in full force and

STATE OF SOUTH CAROLINA  COUNTY OF Greenville  Personally appeared the undersigned witness and made oath that (s) he saw the within writtensed the execution thereof.  SWORN to before me this 18th day of September  Notary Public for South Cyfolina.  Wy Commission Express May 9, 1983  STATE OF SOUTH CAROLINA  COUNTY OF Greenville  I, the undersigned Nitary Public, do hereby certify unto all whom it may concern, that the wife (wives) of the above named metrgagor(s) respectively, did this day appear compulsion, dread or fear of any person reasonner, released by me, did declare that she does freely, voluntarily and the mortage sets? being or survey compulsion, dread or fear of any person reasonner, released with 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  19  (SEAL)  Notary Public for South Carplina Oct 16, 1973 at 3102 P.K. # 10633  Reference of the state of the stat	_ (SEAI		Tyrres/	<b>n</b>	73		- Ca	eaber		EINGI 2	this 18t	and seal	hand a	or's h	iny gence: Mortgago d and deli	THE USE OF AN ITNESS the ME STATE OF Sealed
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