BOOK 1286 PAGE 694

(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 mortgage 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 premises.

(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 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 inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

23204

WITNESS the Mortgagor's hand and seal this 1st day of August 19 73.

Cancelled Donnie S. Tankersley R.M.C.

SIGNED, sealed and delivered in the presence of:

[signature] [signature] (SEAL)

[signature] [signature] (SEAL)

MAR 19 1974

_______ (SEAL)

_______ (SEAL)

DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

GREENVILLE CO. S. C.
MAR 19 12 57 PM '74

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.

RECORDING FEE
PAID $ 2.50

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

E. R. KELLETT and
ROY VAUGHN

TO

HOMER STYLES

SATISFIED AND CANCELLED OF RECORD

R. M. C. FOR GREENVILLE COUNTY, S. C.

MORTGAGE of Real Estate

I hereby certify that the within Mortgage has been this ___ day of August ___ at 10:42 A. M. recorded in Book ___ of Mortgages, page 693

Register of Mesne Conveyance Greenville County

PYLE & PYLE
Attorneys at Law
Greenville, South Carolina

15,000.00

Lots 12 & 13, Cothran also Lots 6, Cox St., Poe Mt. Rd, also Lots 5 & 11 Prop Jerry E. Smith.

4328 RV-2