- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, that it will continue construction used 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 relits, 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 preceeding 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 Mortgage, all sums then owing by the Mortgager to the Mortgages 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 bereby. 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 thus 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 insure 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.

WITNESS the Mortgagor's hand and seal this 3rd SIGNED, sealed and delivered in the presence of: Mckee (Mkyson) Mehred Market Mar	day of August 1973 Office Resident (SEAL) (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE .
seal and as its act and deed deliver the within written instinereof. SWORN to before me this 3.40 day of Occupant	ed the undersigned witness and made oath that (s'he saw the within named mortgagor sign, strument and that (s)he, with the other witness subscribed above witnessed the execution 19 U LICAL D. W. Lburg
STATE OF SOUTH CAROLINA COUNTY OF Greenville	RENUNCIATION OF DOWER
(wives) of the above named mortgagor(s) respectively, did the did declare that she does freely, voluntarily, and without an	totary Public, do hereby certify unto all whom it may concern, that the undersigned wife his day appear before me, and each, upon being privately and separately examined by me, sy compulsion, dread or fear of any person whomsoever, renounce, release and forever heirs or successors and assigns, all her interest and estate, and all her right and claim him mentioned and released.
GIVEN under my hand and seal this 3 day of Que Quest 19 73	GEAL)
Notary Public for South Carolina My Commission Expires: 12-18-79	Recorded August 22, 1973 at 11:50 A. M., # 5457