The Mortane r further coverants and agrees as I dead

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(1) That this as trace shall a need of Mattache for a character and to the That he have a character for a few or and the Mattage, for the paper of the special tender of a new tather have a state of the special tender of the control of the Mattage shall be a cone to Manager of a new tather have a least special control of the special tender of the Mattage so have as the field of the state of the same rate as the mortgage of the and shall be payable or defined of the Mattageo suckers otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the noute god property bound as may be replied from time to time by the Mortagee analyst loss by fire and any other herealds specified by Mortagee, in an amount not less than the mortage did he or in such announts as may be required by the Mortagee, and in Computers acceptable to it, and that all ruch policies and convails thereof shall be held by the Mortagee, and have attached the rem loss provide classes in favor of, and in form acceptable to the Mortagee, and that it will pay all premiums therefore when due, and that it does hereby assign to the Mortagee the proceeds of any policy instring the mortage of premium and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortagee, to the extent of the balance using on the Mortage debt, whether due or not.

(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 ful to do so, the Mortgage 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 has and regulations affecting the mortgaged premises.

(5) If it 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 nortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event sold 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 covenints 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 keal 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 berein, or should the debt secured bereby 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 bereby, and may be recovered and collected bereumder.

(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 convenants 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 kind, and the benefits and advantages shall inside to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ministrators successors and assigns, of the parties hereto. Whenever to use of any gender shall be applicable to all genders.	ised, the singular shall include the plural, the plural the singular, and the
WITNESS the Mortgagor's hand and seal this 15 th day of	August 1973.
SIGNED, sealed and delivered in the presence of:	Mauri & Melle
Lila Findsoy	Barbary F. Miller (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	ACKNOWLEDGMENT 21702
	15th Autost 197 3 by (SEAL)
	Notary Public for South Carolina My commission expires: May 13, 1980
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
ed wife (wives) of the above named mortgagor(s) respectively, did the examined by me did decisive that she does freely, voluntarily, and w	lic, do hereby certify unto all whom it may concern, that the undersign- his day appear before me, and each, upon being privately and separately without any compulsion, dread or fear of any person whomsoever, re- mortgages (s) beins or successors and assigns, all her interest and estate, the premises within mentioned and released.
GIVEN under my hand and seal this 30 day of August 19 73 Shorton Guideley (SEAI	Barbara Hillen
Notary Public for South Carolina. My commission expires: 7700, 13, 1980 Recorded Septe	mber 11, 1973 at 4:05 P. K., # 7402

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