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(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 Chumbers 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 preceding 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 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.

day of

31st

WITNESS the Mortgagor's hand and seal this

SIGNED, spled and deliverest in the presence of:

January

1974.

\mathcal{J}		(SEAL)
		SEAL)
TATE OF SOUTH CAROLINA	PROBATE	
COUNTY OF Greenville		
eal and as its act and deed deliver the within written instrument hereof. SWORN to before me this 31st day of January Contain Public for South Carolina. (SEAL)	ndersigned witness and made oath that (s he said and that (s)he, with the other witness subscited by T4	with within named mortgager sign, inbed above witnessed the execution
My Commission Expires 11/18/80	RENUNCIATION OF DOWER	
OUNTY OF GREENVILLE		
wives of the above named mortgagors; respectively, did this day a hid declare that she does freely, voluntarily, and without any comprehengish unto the mortgage is and the mortgage's state of dower of in and to all and singular the premises within mental day of January 74 The Landau of 19 At the Carolina 11/18/80.	ulsom, dread or fear of any person whomsomers with essert and tone is and released.	estate, and all her right and claim
thereby certify that the within Mortgage has been the the day of Fohrnary 10.74 to 157 FM. recorded in Book 1301 of Mortgages, page 191 As No. Hegister of Mexic Convergence of Texas County PYLE & PYLE Attorneys at Law 2750.00 Greenville, South Carolina Lot 3, Rainbow Dr, Monaview/	WM. GOLDSMITH CO. T- 2101 Mortgage of Real Estate	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE FRED B. BEJERS and HARVEY C. WATSON

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