(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 another terms of the completion of such another terms. 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 premiter. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premiters.

(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 sudge 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 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 bereby.

(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 bereunder.

(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 vood; 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, adminis-

Sarid	nand and seal the din the presence	is 22n	d day of	October  Jean B. Sand	19 74 2) Sand erson	erso_	(SEAL) (SEAL) (SEAL)
TATE OF SOUTH CARO	ared the undersig	med witness and made out	PROBATE  tness and made outh that is he saw the within named merigagor sign, the, with the other witness subscribed above witnessed the execution				
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Notary Public for South Car		Magazani arawa 18		RECORDED	OCT 22'74	10442	
My Commission Expire		day of	Mortgage of Real Estate  I hereby certify that the within Mortgage has been this 22nd	HOMER STYLES		COUNTY OF GREENVILL JEAN B. SANDERSON	PYL XX

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