- (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 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.

VITNESS the Mortgagor's IGNED, sealed and deliver	ed in the presence of:	day of	September Roy M. Gr	Hulan aham		(SEAL) (SEAL) (SEAL) (SEAL)
TATE OF SOUTH CARC	olina)		PROBA	те	· 	
eal and as its act and decembereof. WORN to before me this totary Public for South Car My Commission Exp	24th day of Septem (SEA	ument and that	(s)he, with the other	ath that (sine sarer witness subscr	ribed above w	named mortgagor sign, itnessed the execution
OUNTY OF wives) of the above named id declare that she does freelinguish unto the mortga	/iita	day appear before compulsion, dreatist or successors	ore me, and each, up ad or fear of any p s and assigns, all he	l whom it may on being private erson whomsoe	ely and separa ver, renounce	tely examined by me, , release and forever
IVEN under my hand and	seal this					
dav of	19 .	(0)				
	olina.	_(SEAL)				
otary Public for South Ca My Commission Exp				· -		
Notary Public for South Car My Commission Exp Recorde	I hereby certify that the within Mortgage has been this day of SEptember 24 A:17 P/ M. recorded in Book 1581 The mortgages, page 514 As No. September 514		I		7428	•