

BOOK 1373 PAGE 189

(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 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 covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all

Mortgage from Hamlin Beattie III, for \$15,000.00 recorded 7 20 76

Donnie S. Tanker
Donnie S. Tanker
 DONNIE S. TANKER
 R.H.C.

James H. Miller
 JAMES H. MILLER
 SOUTHERN BANK AND TRUST COMPANY
 GREENVILLE, SOUTH CAROLINA

Carol Whitaker
 CAROL WHITAKER
 WITNESS

Southern Bank & Trust Co.

GREENVILLE, CO. FILED

FEB 24 2 13 PM

FEB 24 77

Richardson
 RICHARDSON
 222397

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED \$50

C. TIMOTHY SULLIVAN
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

Donnie S. Tanker
 DONNIE S. TANKER

HAMLIN BEATTIE, III

222397

TO

SOUTHERN BANK AND TRUST COMPANY

P.O. Box 1329
 Greenville, S.C. 29602

SATISFIED AND CANCELLED OF RECORD

24th PAY OFF Feb. 1977

Donnie S. Tanker
 DONNIE S. TANKER
 R. M. Mortgage of Real Estate
 AT 213 008 22 377

I hereby certify that the within Mortgage has been this 20th

day of July 1976

at 3:19 P.M. recorded in Book 1373 of

Mortgages, Page 188 As No. 188

Donnie S. Tanker
 DONNIE S. TANKER
 Register of Merit Conveyancer Greenville County

45 FILE 490

WILLIAM D. RICHARDSON
 Attorney At Law
 P. O. Box 10041
 Greenville, S. C. 29603

\$ 15,000.00
 Part Lot 11, Hemlock Dr., Boxwood Manor