(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 procreedings 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 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 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 Mortgagor 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 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.

(5) 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.

WITNESS the Mortgagor's han SIGNED, scaled and delivered in the Company of the Co	d and seal this 26th in the presence of:  Man  Blacecelase	day of Feb  	Georgia	19 76 . S. Cox	?. Ca,	(SEAL) (SEAL) (SEAL) (SEAL)
STATE OF SOUTH CAROLICOUNTY OF GREENVILL	LE }	d the undersigned	PROBAT	h shar fe'ha ezz	v the within i	named mortgagor sign,
seal and as its act and deed of thereof.  SWORN to bette me this  Cotary Public for South Caroli  My Commission Expire	26thday of Februar	trument and that	(s)he, with the other	witzess subscr	fleure	Reaction the execution
STATE OF SOUTH CAROL COUNTY OF  (wives) of the above named m	I, the undersigned N portgagor(s) respectively, did th	his day appear bel	ore me, and each, up	GAGOR whom it may on being privat	concern, tha	it the undersigned wife rately examined by me, re- release and forever
did declare that she does free relinquish unto the mortgag of dower of, in and to all a	ly, voluntarily, and without at ee(s) and the mortgagee(s's') nd singular the premises with	ly compulsion, dre heirs or succession	ead or rear or any person and assigns, all he			
GIVEN under my hand and s day of	eal this					
Notary Public for South Care My Commission Exp	olina. res:	(SEAL) RECORDED FEE	3 26 '76 At 12	:36 P.H.	217	18
JOHN P. MANN Attorney at Law Greenville, South Carolina \$ 1,557.68 Lot 12. Fleetwood Dr., Magnolia Acres, Gantt Mpod Dr.	day of February 3076  It 12:36 Pa M. recorded in Book 1361 A No. 21718  Mortgages, page 13 As No. 21718  Register of Mesne Conveyance Organizing County	Mortgage of Real Estate  I hereby certify that the within Mortgage has been this 26th	Venna G. Howard	ð	Georgia S. Cox	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE