(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 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 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

11th

WITNESS the Mortgagor's hand and seal this SIGNED, soaled and delivered in the presence of:

**October** 

19 77

(SEAL)

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	•						(SEAL)
STATE OF SOUTH CAR	OLINA )		PROBA	TE			
COUNTY OF GREEN	VILLE }						
seal and as its act and dec thereof. SWORN to before me thi	d deliver the within writte	n instrument and tha	d witness and made of t (s)he, with the othe	ath that (s)he er witness sul	saw the within bscribed above v	named mortga witnessed the	execution
Notary Public for South Ca My Commission Expire	rolina.	∠(SEAL)		ndi	a Lei	Kes	<u>kes</u>
STATE OF SOUTH CAR	Ψ,		RENUNCIATION	OF DOWE	R		
(wives) of the above named hid declare that she does for relinquish unto the morte	)	lid this day appear be ut any compulsion, dro s(s') heirs or successo	ead or tear of any p rs and assigns, all he	on being priv erson whom:	rately and separ soever, renounce	ately examined c. release and	i by me, I forever
GIVEN under my hand and 11 day of Qctob	I seal this		Barla	ia Jean	Batson	Hauk	nis_
Notary Public for South Ca		11375					
My Commission Expire	~ <i> </i>	OCT 11 1977	At 2:31 P.M.	•			
\$ 9,000.00 PYLI Attor  Creenville  Lot 1 Mt View Acres	day of SEAR Advantages, page 584 Register of Mesne Cor	Mortgage  1 hereby certify that the with	Southern Bank		Harvey Hawkins, Barbara Jean Ba	STATE OF SOUTH CAI	CO BYLE & PYLE
PYLE & PYLE Attorneys at Law Creenville, South Carolina I Acres	lay of Nesne Conveyance Greenville	of Real	Bank & Trust Co.	ď	lawkins, and Jean Batson Hawkins	ATE OF SOUTH CAROLINA UNTY OF GREENVILLE	
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