· Your Assessment

- (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 rossession of the mortgaged premises and collect the rents, issues and profits, including a
- (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 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 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.

trators, successors and assigns, of the parties hereto. Whenever a gender shall be applicable to all genders.	the bene used, the day of	fits and advantages shall inure to, the respective heir; executors, adminissingular shall included the plural, the plural the singular, and the use of any October. 1983. Charles D. Milkinster (SEAL) Bona J. Milkinster (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE
seal and as its act and deed deliver the within written instrume thereof. SWORN to before me this oth day of October, SWORN to before me this oth day of October, (SEAL) Notary Public for South Carolina. STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary (wives) of the above named mortgagor(s) respectively, did this day did declare that she does freely, voluntarily, and without any correlinquish unto the mortgagee(s) and the mortgagee's(s') heirs of dower of, in and to all and singular the premises within me GIVEN under my hard and seal this.	Public, div appear inpulsion, or succe	61 () inch.
6th day of October, \$83.		todno y. Makenney
Notary Public for South Carolina. My Commission Expires: Jan. 24, 1990.	SEAL) ECORDE	12037 007 12 1983 at 3:45 P.M.
I hereby certify that the within Mortgage has been this 12 day of October 1983 at 3:45 P.M. recorded in Book 1630 Mortgages, page 543 As No. 1630 Register of Mesne Conveyance Greenville Coun Attorney at Law Greenville, S. G. 29601 \$2.000.00 Lot 66 Fourth Day St. CANTERBURY, SEC. II	Mortgage of Real Estate	EST (12087) STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CHARLES D. MCKINNEY and EDNA J. MCKINNEY TO PERRY S. LUTHI TRUST