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(2) That he will keep the improvements now existing or hereafter erected on the mortgaged property insured against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to the mortgagee, and that all such policies and renewals thereof shall beheld by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that Mortgagor will payall premiums therefor when due; and does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

- (3) That he will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that he will continue construction until completion without interruption, and should he fail to do so, the Mortgagee may, at Mortgagee's option, declare the whole amount of said note immediately due and payable and foreclose this mortgage, or mortgagee may 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 he will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises, and will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That he 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 mortgager 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
- (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 Mortgage all sums then owing by the Mortgager to the Mortgage 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 Mortgage 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, including a reasonable attorney's fee, shall thereupon become due and payable immediately 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 effect.
- (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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 22	day of	November	19 67,	<i>h</i>
SIGNED, scaled and delivered in the presence of:		Mhs. C	[.]M	ud
Martikin				(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE		PROBATE		· .
witnessed the execution thereof.	e within written		at (s)he saw the w , with the other w	ithin named mortgagor(s)
SWORN to before me this 22 day of Novembe Notary Public for South Carolina. MINISTRUCTURES JANUARY 1, 1971	er 196	7. Die	notia (and
STATE OF SOUTH CAROLINA		RENUNCIATION OF I	OOWER	
(wives) of the above named mortgagor(s) respectively, did the mortgagor (s) respectively, did the case rielinquish unto the mortgage (s) and the mortgage (s') of dower of, in and to all and singular the premises within me	any compulsion	i, dread or fear of any per	being privately and	d separately examined by
day of November 1967.		Cather	in J	Dundy
Notary Public for South Carolina. WY COMMISSION EXPIRES JANUARY 1, 1970	(SEAL)	<u></u>		· · · · · · · · · · · · · · · · · · ·

Recorded Nov. 28, 1967 at 10:31 A. M., #15247.