100x1108 PAGE 380

(8) That it, will keep all improvements now existing or hereafter exceled in good repair, and, it the case of a construction loan, that it will continue construction until completion without interruption, and should it full to do so, the Mortgages may, at its option, such a poor and 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 mortgages (abb.)

- (4) That it will pay, when due, all taxes, public sasesments, and other governmental or municipal charges, tines or other impositions into the mortgaged primises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, fastes 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 indee having furification may, as Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collection may are all 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 true; 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 them, as the option of the Mortgage, all sums then owing by the Mortgagor to the Mortgage shall become immediately due and payable, and this protgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgage or the tills to the premises described herein, or should the dobt 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 Mortgage, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgage, and 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 section dereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, equiditions, and convenants of the mortgage, and of the note secured hereby, that then this mortgage, shall be unterly null and yold others torgensin in full force and.
- (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 hereio. Whenever used the singular shall include the plural, the plural the singular,

at	Land	× ×	om - 10.0	Wright!	(8E
7-09	27170				(8E (8E
					(81
CATE OF SOUTH CAR		PROBATE			

uth Carolina to Expire May 22, 1978

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF .. GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, remounce, release, and forever relinquish unto the mortgages(s) and the mortages(s') heirs or successors and assigns, all her interest and estate, and all her right and claim, of dower of, in and to all and singular the premises within meationed and released.

1911 19 69

(SEAL)

to Expire May 22, 1978

Recorded Oct.

a disterior a militare