

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge for such repairs or the completion of such construction to the mortgagee debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default here that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chamber appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagee, deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply to 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 the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred, 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 secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions 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 administrators, successors and assigns, of the parties hereto. Whenever used the singular shall include the plural, the plural and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 3 day of FEBRUARY 19 72

SIGNED, sealed and delivered in the presence of:

[Handwritten signature]

Charles Edward McKee

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the with the witness and as its act and deed deliver the within written instrument and that (s)he, with the other witness s witnessed the execution thereof.

SWORN to before me this 3 day of FEBRUARY 19 72

[Handwritten signature] (SEAL)
Notary Public for South Carolina,
My Commission to Expire May 22, 1978

[Handwritten signature]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

GIVEN under my hand and seal this 3 day of FEBRUARY 19 72
[Handwritten signature] (SEAL)
Notary Public for South Carolina,
My Commission to Expire May 22, 1978

Mrs. Marilyn M. [Handwritten signature]

Recorded February 14, 1972 at 11:15 A. M., #21749

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