- (3) That it will keep all improvement now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will confinue 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 needssary, 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 tases, 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.

 (8) That it hereby assigns all rents, figues 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 of 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 if the event said premises are occupied by the mortgager 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 Mortgagee shall become immediately due and payable, and this mortgage may be
- (8) 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 forcelosed, should any legal proceedings be instituted for the forcelosure 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 for support become the arm 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 entry 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 berein 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.

WITNESS the Mortgagor's hand and seal this 3rd SIGNED confedent delicated in the presence of	day of 'NO	vember	.19 72	. /
Jano Mu		Physics W. Tr	Sugar	(SEAL)
marly Hartley				(SEAL)
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STATE OF SOUTH CAROLINA		PROBATE		
COUNTY OF GREENVILLE		\$	•	1
seal and as its act and deed deliver the within written instru- thereof	nent and that (s	tness and made oath he, with the other w	that (s)he saw the with itness subscribed about	nin named murtgagor sign, we witnessed the execution
SWORY to hoter me this and day of Nove	mber 1972:		1. 11/	14
Notary Public for South Carolina.)-	- tracel	ype Harr	ley
My Commission Expires: 5/19/79			15 - 08	$\frac{1}{\sqrt{2}}$
STATE OF SOUTH CAROLINA .)		RENUNCIATION O	F-DOWER	arried
COUNTY OF GREENVILLE				i. Tita
(wives) of the above named mortgagors; pespectively, did this did declare that she does freely voluntarily, and without any crelinquish unto the mortgages (s) and the mortgages (s) heir of dower of, in and to all and singular, the premises within a	lay appear before impulsion, dread or successors a	me, and each, upon or fear of any pers nd assigns, all her b	being privately and to	that the undersigned wife parately examined by me, unce, release and forever d all her right and claim
GIVEN under my hand and squal this,				
day of November 1972:		. Giran	\	
Value B. Michael Cambridge	(SEAL)	of Albania	× 14	
Notary Public for South Carolina. 5/19/79 Rec	orded Novem	ber 6, 1972 a	6 9 10 A. M.,	#13622
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