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(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction lain, 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 martgage 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, appears 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 court 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 thurges 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 Mertgagee, all sums then owing by the Mertgager to the Mertgagee 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 lands of any attorney at hw 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. 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.

(S) That the coverants 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 included the plural the singular, and the use of any gender shall be applicable to all genders.

MILIAROS the Moregager	s hand and se	al this	28	day of	May	19	74.			
SIGNED, scaled and delive	ered in the pre	sence of.	γ		Jane	, , (;	1 9	W.	-	:
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seal and as its act and dec thereof.	ed deliver the	within writ	ten instrur	nent and the	at (s)he, with the ot	her witness	subscribed abo	ve witne	ssed the e	ecution
SWORN to before me thi	s 28 day	· of	May	19	74.		1 .10	11	()	
Note: Public for South Ca	and in a	eeus	-)	flan	ues (- PHu	Lely,	<u>Д</u> .	
My Commission Ex	pires: <u>3 -</u>	5-84	<u> </u>							
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COUNTY OF Lease	welle				RE, Verice III	. Or Do				
(wives) of the above named	mortanantis)	respectively.	did this d	ay appear be	hereby certify unto	ipon being	privately and se	-parately	examined	l by me,
did declare that she does freelinguish unto the mortg	reely, voluntari agee(s) and th	ly, and with e-mortgage	iout any co e's(s') heirs	ompulsion, di s-or-successo	ead or fear of any ors and assigns, all b	neran wh	iomspevet, tenoi	unce. ret	ease and	ioievei
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