

3. That it will keep all improvements now existing or hereafter created in good repair, and, in the case of a construction, 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 mortgage 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, 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 mortgagor, 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 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 Mortgagor to the Mortgagee 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 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 thereupon become due and payable immediately 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 Mortgagee 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 Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be entirely null and void, otherwise to remain full force and virtue.

8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns, 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 Mortgagee's hand and seal this 14th day of August, 1978.  
SIGNED and delivered in the presence of

*James F. Johnson*  
James F. Johnson  
Notary Public for South Carolina  
My Commission Expires 8/12/80

*Robert L. Flexico*  
Robert L. Flexico  
Frances C. Flexico  
SEAL  
SEAL  
SEAL

STATE OF SOUTH CAROLINA PROBATE  
COUNTY OF GREENVILLE

I, the undersigned, Notary Public, do hereby certify that I saw the within named mortgagor's seal and signature and that she saw the within named mortgagee's seal and signature, and that as he, with the other witness subscribed above witnessed the execution of the within mortgage.

WITNESS my hand and seal this 14th day of August, 1978.  
Notary Public for South Carolina  
My Commission Expires 8/12/80

*James F. Johnson*  
James F. Johnson  
Notary Public for South Carolina  
My Commission Expires 8/12/80

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, *Frances C. Flexico*, of the above named mortgagee'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 whatsoever, renounce, release and forever relinquish unto the mortgagee's and the mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower in, and to, all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 14th day of August, 1978.  
Notary Public for South Carolina  
My Commission Expires 8/12/80

*Frances C. Flexico*  
Frances C. Flexico

4200  
10:59 AM  
MORTGAGE AND CONVEYANCE  
HOMELAND BANK  
COUNTY OF GREENVILLE  
STATE OF SOUTH CAROLINA  
ROBERT L. FLEXICO AND  
FRANCES C. FLEXICO  
TO  
Mortgage of Real Estate  
I hereby certify that the within Mortgage has been this 14th day of August, 1978 at 10:59 AM. Recorded in Book 1216 of Mortgage Page 270. As No. 1216 of Registrar of Motor Conveyance  
WILLIAM D. RICHARDSON  
Attorney At Law  
P. O. Box 10081  
Greenville, S. C. 29603  
\$200.00  
\$100.00  
\$100.00  
Printing Price \$35.00

RECORDED  
INDEXED  
AUG 15 1978  
GREENVILLE, S.C.