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

(5) That it hereby assigns all rents, issues and profits of the inertgaged 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 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 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 proceeding and the execution of the debt procee

(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 Mortgager 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 or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereupon. 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 virture.

(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 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.

(9) If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgaged or the mortgaged be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accouning thereon shall become immediately due and payable at the option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises.

(II) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage mortgage may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rathe same shall be added to the mortgage indebtedness and be secured by this mortgage.  WIINESS the Mortgagor's hand and seal this 5th day of July 19 79  SIGNED, sealed and delivered in the presence of:  David E. Messick	te set forth in the note, and
STATE OF SOUTH CAROLINA	(SEAL)
COUNTY OF GREENVILLE } PROBATE	
Personally appeared the undersigned witness and made both that (6)he saw it sign, seal and as its act and deed deliver the within written instrument and that (5)he, with the other witness subscribed a	
thereof.	
SWORN Conference that 5 th day of July 19 79	
Notary Public for South Carolina	
5-4-84	
STATE OF SOUTH CAROLINA	
COUNTY OF GREENVILLE } RESUMMENT OF DOWER	
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