19 82.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruptions, and should it fail to do so, the Mortgagce 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 is 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

(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 receive of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expense 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 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 hand 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 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.

(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 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 4th

day of February,

Links B. October	nce of:	1001 PROPERTY MACCAROLINA GENERAL	ANAGEMENT CO., L. PARTNERSHIP	A SOUTH (SEAL)
Hes Thu		BY SILITE	OHNSON C	(SEAL)
<i>U</i>				(SEAL)
TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE		PROBATE		
ritnessed the execution thereof.	ed deliver the within wr		e oath that (s)he saw the, with the other witness	ne within named subscribed above
WOIN to before pe this 41 day of day of the before pe this 41 day of day		_	a B. Ostre	
TATE OF SOUTH CAROLINA COUNTY OF		SSARY - MORTGAGO RENUNCIATION OF I	R A PARTNERSH	IP
	I, the undersigned N	lotary Public, do hereby certif	fy unto all whom it may	concern, that the
eparately examined by me, did declare whomsoever, renounce, release and forever nterest and estate, and all her right and c	ed mortgagor(s) respect that she does freely, v relinquish unto the mo	oluntarily, and without any rtgagee(s) and the mortgagee's	re me, and each, upon be compulsion, dread or fe	ing privately and ar of any person adaptions all bo
-	ed mortgagor(s) respect that she does freely, v relinquish unto the mo claim of dower of, in an	ively, did this day appear before oluntarily, and without any ortgagee's and the mortgagee's	ore me, and each, upon be compulsion, dread or fe s(s') heirs or successors ar nises within mentioned a	ing privately and ar of any person nd assigns, all he nd released.
whomsoever, renounce, release and forever nterest and estate, and all her right and of GIVEN under my hand and seal this day of	ed mortgagor(s) respect that she does freely, we relinquish unto the mo- claim of dower of, in an	ively, did this day appear before oluntarily, and without any ortgagee's and the mortgagee's	ore me, and each, upon be compulsion, dread or fe s(s') heirs or successors ar nises within mentioned a	ing privately and ar of any person

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THE WARD & JOHNSON, P. A.