

(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 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 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 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 in relation to 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 a receiver, the Mortgagee shall be entitled to the services of a reasonable attorney's fee, shall

JUL 7 '77

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SATISFIED AND CANCELLED OF RECORD

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*Handwritten note: Paid in full and satisfied this 1st day of July 1984*

*Handwritten signature: Margaret L. Castel*

\$35,200.00

52.2 Ac. Dirt Rd., Marietta

2-0001

1 AU 27 84 201

9070

1984

*Handwritten notes in a circle*

*Handwritten signature: Bonnie S. Underwood*

*Handwritten signature: Bonnie S. Underwood*

Mortgage Book 1103

at page 368

R.M.C. for G. Co., S.C.