

5. That Mortgagor or his will not remove or demolish or alter the design or structure of the property, or change there or there after erected upon the premises unless Mortgagor shall first consent thereto in writing, and shall maintain the premises in good condition and repair; (six) will not commit or suffer waste thereof, (seven) will not cut or remove nor suffer the cutting or removal of any trees or timber on the property except for domestic purposes without Mortgagor's written consent, (eight) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

6. If at any time any part of said sums hereby secured be past due and unpaid the Mortgagor hereby assigns the rents and profits of the above described premises to said Mortgagor, or its successors or assigns, and agrees that the judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

7. If default be made in the payment of any installment of said note or any part thereof when due, or in the performance of any of Mortgagor's obligations, covenants or agreements herein contained, all of the indebtedness so secured hereby shall become and be immediately due and payable at the option of the Mortgagor, without notice or demand which are hereby expressly waived, and this mortgage may be foreclosed.

8. In case the indebtedness secured hereby or any part thereof is collected by suit or action or this mortgage is foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, Mortgagor shall be chargeable with all costs and expenses, including reasonable attorney's fees, which shall be immediately due and payable and added to the mortgage indebtedness and secured hereby.

9. No delay by Mortgagor in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay, or cause to be paid unto the said Mortgagor the said debt or sum of money aforesaid, with interest thereon, if any shall be due according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine and be utterly null and void, otherwise to remain in full force and effect.

AND IT IS AGREED, by and between the said parties, that the Mortgagor is to hold and enjoy said premises until default of payment shall be made.

This Mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include 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 26th day of January 1979.

Signed, sealed and delivered in
the presence of:

Robert and Carolyn Arnold

Robert and Carolyn Arnold
(L.S.)
(L.S.)
(L.S.)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME,
and made oath that he was the within named Robert and Carolyn Arnold
has theretofore signed and delivered the within written deed and that he with
witnessed the execution thereof.

Swear to before me this 26th
day of January

Richard I. Kidwell
Notary Public for S.C.

Richard I. Kidwell
Notary Public for S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
Richard I. Kidwell

RENUCATION OF DOWER

I, Robert and Carolyn Arnold, the wife of the within named Robert Arnold, do hereby renounce all dower which may accrue, that I may do this day appear before me, and upon being privately and separately examined by me, do declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named Creditliftrift of America, Inc. its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 26th

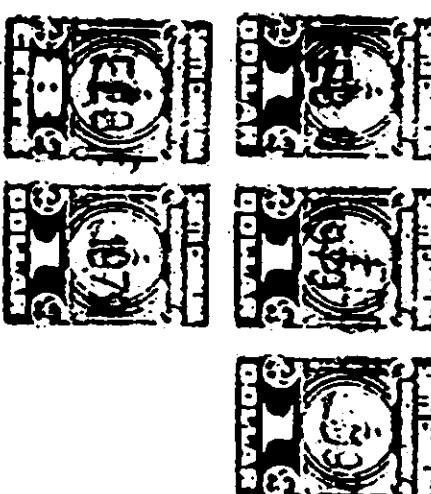
day of January

A.D. 1979

(SEAL)

Notary Public for S.C.

RECEIVED FEB 6 1979 at 10:00 A.M.



DOC Stamps only on Cash Advance or
Loan \$10,178.24

Mortgage of
Real Estate

From: Robert & Carolyn Arnold
100 Alpha Drive
Greenville, S.C. 29605
to
Creditliftrift of America, Inc.
180, A Laurens Rd.
Greenville, S.C. 29607

328/1993

State of South Carolina
County of Greenville

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