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5. That Mortgagor (i) will not remove or demolish or alter the design or structural character of any building now or hereafter erected upon the premises unless Mortgagor shall first consent thereto in writing, (ii) will maintain the premises in good condition and repair; (iii) will not commit or suffer waste thereof; (iv) will not cut or remove nor suffer the cutting or removal of any trees or timber on the premises (except for damage in process without Mortgagor's written consent); (v) 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 any 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, interests, 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 hereinabove set forth the indebtedness 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 hereinabove 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 dies and shall well and truly pay or cause to be paid unto the said Mortgagee 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 relate 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 23rd day of May, 1975.

Signed, sealed and delivered in  
the presence of:

Jeresa Wagner  
John B. Grober

William M. Lloyd (L. S.)

Mrs Margaret L. Lloyd (L. S.)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FROBATE

Witness  
Jeresa Wagner  
John B. Grober  
1st Witness  
2nd Witness

PERSONALLY APPEARED BEFORE ME

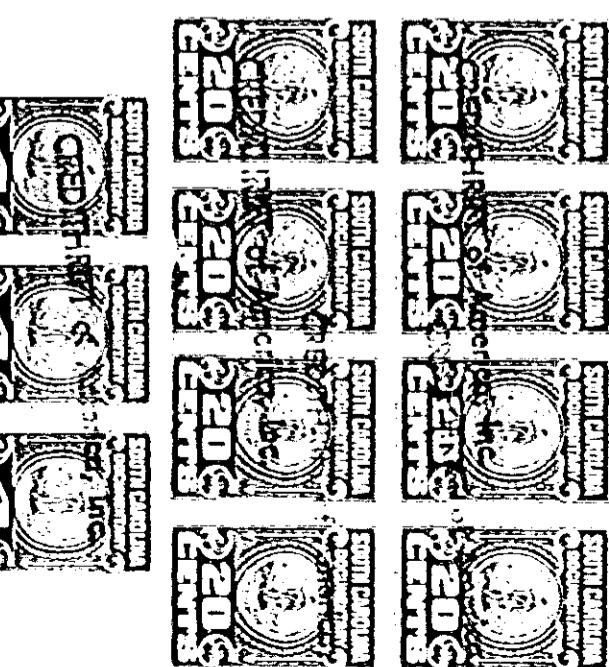
and made oath that he has read the within instrument William L. Lloyd  
he (her) sign and affixed thereto his (her) own written name and that he (she) doth  
witnessed the execution thereof  
Signed to before me, this 23  
day of May, 1975  
AD 1975  
Seal  
Notary Public for S.C. 1-16-80

RENUCATION OF DOWER

I, Joyce Chapman, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Margaret Louise Lloyd, the wife of the within named William Lloyd, did this day appear before me, and 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 or persons whatsoever, renounce, release, and forever relinquish unto the within named Credithrift of America, Inc., its successors and assigns all her interest and estate, and doth all her right and claim of Dower of, in or to all and singular the premises within hereinbefore and released.

Given under my hand this 23  
day of May, 1975  
AD 1975  
(SEAL)  
Notary Public for S.C.  
1-16-80

RECORDED MAY 30 1975 At 1:17 P.M. 128046



Mortgage of  
Real Estate

William M. Lloyd  
Margaret L. Lloyd  
Credithrift of America, Inc.

State of South Carolina  
County of Greenville

1  
2  
MAY 30 1975  
X28046  
4328 RV-21