5. That Mortgagor (i) will not remove or demolish or alter the design or structural character of any building now or here after erected upon the premises unless Mortgagee 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 domestic purposes) without Mortgagee'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 Mortgagee, 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 hereunder, all of the indebtedness secured hereby shall become and be immediately due and payable at the option of the Mortgagee, 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 Mortgagee 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 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 ut erly null and void; otherwise to remain in full force and effect.

AND IT IS AGREED, by and between the said parties, that the Mortgager 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.

Signed, scaled and designed in the presence of	WITNESS THE MORTGAGOR'S hand seal, this 6ht (da) of	August	, 19_81
STATE OF SOUTH CAROLINA COUNTY OF Greenville PERSONALLY APPEARED BEFORE ME and made oath that he saw the within named Jimey H. and Shalby Milioth In Witness sign. seal and as his (her) act and deed deliver the within named Jimey H. and Shalby Milioth In Witness Sworn to before me, this ofth day in August Seven to before me, this ofth Mary Public for S. C. MY COMMISSION EXPIRES MAR 4, 1991 RENUNCIATION OF DOWER 1, Panella S. Gillian RENUNCIATION OF DOWER 1, Panella S. Gillian A Notary Public for South Carolina do hereby the wife of the within named Jimey H. Eliloth did this day appear before me, and upon being privately and separately examined by me, remounce, release, and forever relinquish unto the within named Cardithrift of America. Inc. Seven to before me, and upon being privately and separately examined by me, remounce, release, and forever relinquish unto the within named. Cardithrift of America. Inc. Seven to before me, and upon being privately and separately examined by me, remounce, release, and forever relinquish unto the within named. Cardithrift of America. Inc. Seven to before me, and upon being privately and separately examined by me, and the promounce of the within named. Cardithrift of America. Inc. Seven to before me, and upon being privately and separately examined by me, and the promounce of the within named. Cardithrift of America. Inc. Seven to be a seven that the object of the within amend. Cardithrift of America. Algust All Janella S. Cardithrift of America. Algust All Janella S. Cardithrift of America. Algust All Janella S. Cardithrift of America. Algust County of Same and seal this of the promounce of the seven of the season. MY COMMISSION EXPIRES MAR 4, 1991 ERRONDED August All Janella S. Cardithrift of America. Algust County of Same and Sam	Signed, sealed and delivered in	Mockly Stly	
STATE OF SOUTH CAROLINA COUNTY OF Greenville PERSONALLY APPEARED BEFORE ME and made oath that he saw the within manned Jimby H. and Shelby Elliott is Witness sign, seal and as Purchase witnessed the execution thereof. Sween to before me, this ofth day of the within written deed and that he with AD. 19. 81 STATE OF SOUTH CAROLINA COUNTY OF Greenville STATE OF SOUTH CAROLINA COUNTY OF Greenville I, a Notary Public for South Carolina do hereby the wife of the within named Jimmy H. Elliott did this day appear before me, and upon being privately and separately examined by me, renounce, release, and forever relinquish unto the within named Creditivity to America, Inc. STATE OF SOUTH CAROLINA COUNTY OF Greenville I, a Notary Public for South Carolina do hereby the wife of the within and Creditivity of Greenville I, a Notary Public for South Carolina do hereby the wife of the within and Creditivity of Greenville STATE OF SOUTH CAROLINA COUNTY OF Greenville II the wife of the within and did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomscever, renounce, release, and forever relinquish unto the within named Creditivity of America, Inc. STATE OF SOUTH CAROLINA COUNTY OF Greenville AD 19. 81 AD 19. 81	Wise of Sign	ly Ellis	(L. S.)
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winesed the execution thereof. Sewen to before me, this ofth day August And 19 81 STATE OF SOUTH CAROLINA COUNTY OF Greenville Pamela S. Gilliam Pamela S. Gilliam Pamela S. Gilliam Pamela S. Gilliam A Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Shelby Slitott med Jimmy H. Sillott 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 whomosever, renounce, release, and forever relinquish unto the within named 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 unjet in y hand, and seal this Oth AND 19 81 AND		Sold	
AD. 19 81 STATE OF SOUTH CAROLINA COUNTY OF Greenville I, Pamela S. Gilliam AD. 19 81 RENUNCIATION OF DOWER I, Pamela S. Gilliam A Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrn. Shelby Iliott a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrn. Shelby Iliott 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 whomsoever, renounce, release, and forever relinquish unto the within named Credithrift of America, Inc. is 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 6th Adv or August MY COMMISSION EXPIRES MAR 4, 1991 ISCORDED AUG 1 8 1981 at 9:33 A.M.		2nd Witness	
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