- 5. That Mortgagor (1) will not remove or demolish or after the design or structural character of any building now or hereafter 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 Mongagee's written consent; (v) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions effecting 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 Mortgogee, without notice or demand which are hereby expressly waived, and this mortgage may be foreclosed.
- \$ 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 Mortgagoe 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 Mortgapor 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 theroon, if any shall be due according to the true intent and meaning of the said note, then this deed of burgain and sale shall cease, determine and be unterly nall and woid; 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, legatoes, 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 band and seal, this9	th day of Dysterber 1980
Signed, sealed and delivered in the presence of:	Couriole C. Molow (L.S)
With	(L. S.)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE
	Marcury Diethers
and made coth that . be say the within named . Richard	H. & Brenda C. Woods Witness sign, seal and as
his (her) act and deed deliver the within written deed and that	be with believed
witnessed the execution thereof.	.na WEDES
Second to before me, this day of the A.D. 19 30 A.D. 19 30 SEAL.	Marcial Biothers
STATE OF SOUTH CAROLINA  COUNTY OF Greenville  William H. Shrepshire	RENUNCIATION OF DOWER  a Notary Public for South Carolina do hereby
named Richard H. Nabors did this day appear did declare that she does freely, voluntarily and without a	before me, and upon being privately and separately examined by me, by compulsion, dread or fear of any person or persons whomsoever.
promises within mestioned and released.	her right and claim of Dower of, in or to all and singular the
Siven under my hand and real this  day of December 19 D  (SEAL)  Notary Public for S. C. 5-12-28	Bunda C. Mobel
DEC 0 4 4000	
RECORDS DEC 24 1980 at 9:46 A.	н. 18645

000 Cloverdale In. & Ct., Bellingham

Real History Modage of tate of South Carolina

County of