

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 Mortgagee shall first consent thereto in writing...

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...

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...

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...

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...

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 6th day of February, 1981.

Signed, sealed and delivered in the presence of: Jean B. Rice (L.S.), Pam S. Gilliam (L.S.), Pam S. Gilliam (L.S.)

STATE OF SOUTH CAROLINA COUNTY OF Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME

and made oath that he saw the within named Jean B. Rice 1st Witness and Pam S. Gilliam 2nd Witness sign, seal and as Purchaser

witnessed the execution thereof.

Sworn to before me, this 6th day of February, A.D. 1981

Ricky D. Nedland (SEAL) MY COMMISSION EXPIRES JANUARY 27, 1991

STATE OF SOUTH CAROLINA COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Ricky D. Nedland a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Jean B. Rice the wife of the within named mortgagor is female 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. 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 6th day of February, A.D. 1981

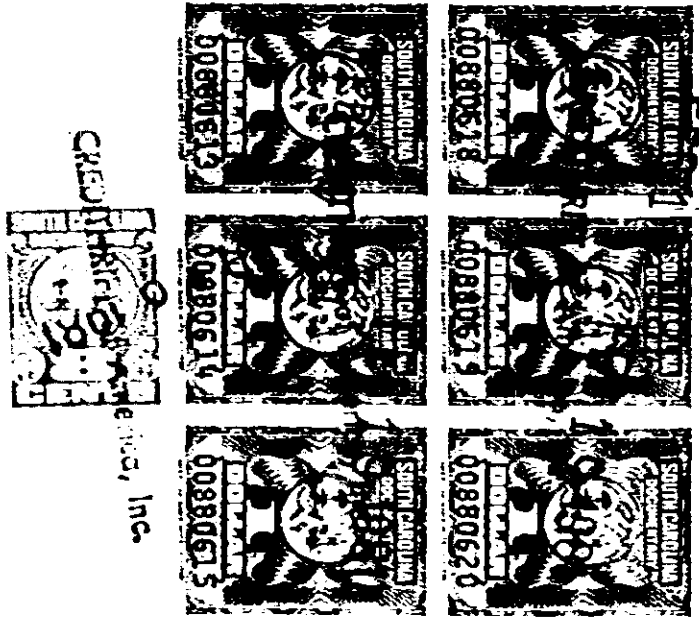
Ricky D. Nedland (SEAL) MY COMMISSION EXPIRES JANUARY 27, 1991

Jean B. Rice

RECORDED FEB 19 1981 at 4:53 P.M.

23575

Lot 11 Avery St., Greenville, S.C. \$32,760.00



DOC stamps on cash advance \$2,760.00

Mortgage of Real Estate

To: Credithrift of America, Inc. 1805-A Laurens Road Greenville, S.C. 29607

From: Jean B. Rice 108 Avery Street Greenville, S.C. 29611

State of South Carolina County of Greenville

FEB 19 1981

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2-AV 2364