- 5 That Mortgagor (i) will not remove or denot hor after the desirn or interact contacter of any halding now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing (13) will munition 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 premier reacept for domestic purposes) without Mongagee's written consent, (x) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not soffer 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 tafter 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 hereun for 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 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 gender shall be applicable to all genders.				-		•
WITNESS THE MORTGAGOR'S Signed, sealed and deliver the presence of	hand and scal, this	Sth day of Re-	March Best J 202 - E	James James James Christer	, 19 75 Edward	(L. S.) ∠ (L. S.) (L. S.)
STATE OF SOUTH CAROLINA				PROBATE		
COUNTY OF Greenville		~\ `\X		<i>4</i>		
COUNTY OF Greenville PERSONALLY APPEARED BEFO	RE ME	بالاناس	しょうことして	1st Witness		
and made oath that he saw the within his (her) act and deed deliver the within	n named Robert T.	Vaughn, 2	loa V. Edwa	rds & Santa V	aughten, se	al and as
his (her) act and deed deliver the within	written deed and that	he with	Fin-	2nd Witness	<u>۔۔</u>	
witnessed the execution thereof.						
Sworn to before me, this 5th				The state of the s		
Sworn to before me, this 5th day of	.AD 1975 (SEAL coires 1-16-80	-	e childs	1st Witness	kU	
STATE OF SOUTH CAROLINA	(
COUNTY OF Greenville	}		KENUN	CIATION OF DOW	EK	
I,Joyce Ghapman			a :	Notary Public for Sou	ith Carolina d	lo hereby
certify unto all whom it may concern, that	t MnZoa_ <u>Z</u> Va	aughn_3dw	ards	· • · · · · · · · · · · · · · · · · · ·	the wife of th	he within
named	did this day appear	before me, a	ind upon being	privately and separat	ely examined	by me,
renounce, release, and forever relinquish to its successors and assigns, all her interest premises within mentioned and released. Given under my hand and seal this day of March Notary Hublic for S.C. my comm e	t and estate, and also al	l her right a	nd claim of D	ower of, in or to	all and sing	ular the
Normy Public for S.C. my comm e	expires 1-16 80		1	0		
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