

6. If at any time any part of said sums hereby secured be past due and unpaid the Mortgagee 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 Mortgagee'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, Mortgagee 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 Mortgagee 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 Mortgagee 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 3rd day of August, 1983  
 Signed, sealed and approved in the presence of Michael G. Phillips (I.S.)  
Bartha A. Hill (I.S.)  
 \_\_\_\_\_ (I.S.)

STATE OF SOUTH CAROLINA PROBATE  
 COUNTY OF Greenville  
 PERSONALLY APPEARED BEFORE ME Michael G. Phillips  
 1st Witness  
Porter R. Brown  
 and made oath that he saw the within named Porter R. Brown sign, seal, and as  
 Purchaser  
Bartha A. Hill  
 his (her) act and deed deliver the within written deed and that he with \_\_\_\_\_  
 2nd Witness  
 witnessed the execution thereof.  
 Sworn to before me, this 3rd day of August, A.D. 1983  
Charles G. Castor (SEAL) Michael G. Phillips  
 Notary Public for S.C. 1st Witness

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER  
 COUNTY OF Greenville  
Charles G. Castor a Notary Public for South Carolina do hereby  
 certify unto all whom it may concern, that Mrs Pauline M. Brown the wife of the within named  
Porter R. Brown 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 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 3rd day of August, A.D. 1983  
Charles G. Castor (SEAL) Pauline M. Brown  
 Notary Public for S.C. 1st Witness

STATE OF SOUTH CAROLINA SATISFACTION OF MORTGAGE  
 COUNTY OF \_\_\_\_\_  
 The debt hereby secured has been paid in full and the lien of the within mortgage has been satisfied this \_\_\_\_\_  
 day of \_\_\_\_\_, 19\_\_\_\_  
 CREDITHRIFT OF AMERICA, INC  
 OF \_\_\_\_\_, SC  
 WITNESS \_\_\_\_\_ BY \_\_\_\_\_ Manager  
 WITNESS \_\_\_\_\_ Credithrift of America, Inc.

Recorded August 4, 1983 at 3:45 P.M.

1197

\$22,080.00  
 Lot 2  
 Pinchuruc, Sec. 2



Mortgage of  
 Real Estate

Credithrift of America, Inc.  
 205 East Stone Avenue  
 Greenville, S. C. 29609

TO  
 Porter R. Brown

State of South Carolina  
 County of Greenville

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