- 5. That Mortgagor (i) 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; (a) will not cut or remove nor suffer the cutting or removal of any trees or timber on the premises texcept for domestic purposes) without Mongagee's written consent; (v) will comply with all laws, ordinances, regulations, covenants, conditions and restrictions offecting 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, oction 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 gender shall be applicable to all ger	MCI3.	. /	plural, the plural	the singular,	and the use of any	; f
WITNESS THE MORTGAGO	DR'S hand and seal, this 🊣	day of	San V	-	1078	
Signed, sealed and duthe presence of:		(w/ju	ou to	firmis	(L. S.)	)
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STATE OF SOUTH CAROLINA	•		PRO	DBATE		
COUNTY OF Greenvil		$\mathcal{A}_{\alpha}$	12°	•	•	-
PERSONALLY APPEARED			my co	Witness	·	•
and made oath that he saw the	within named . Jessie &	-Veronica Ja	misen - '''		sign, seal and as	,
his (her) act and deed deliver the		-	Tung f	luser		•
witnessed the execution thereof			Of Ind	Witness	. •	
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day of January	, AD. 1977	•	2000	Kond		<del>-</del>
Notary Public for S. C. Tay C	SEAL	,	<b>O</b> ."	** [[ 0C35		
STATE OF SOUTH CAROLINA	i equites					
COUNTY OF _Greenville	}		RENUNCIATI	ON OF DOWE	R	
IJoyco_Chapman_	——————————————————————————————————————	······	a Notary	Public for South	Carolina do hereby	,
IJoyco_Chapman_certify unto all whom it may concer	n, that Mrs. 6) /ell.	Mia)) yar	nuiles	tì	e wife of the within	1
namedJesse_Jamison did declare that she does freel	did this day apre-	ar before me and	tions being arisate	iv and comment		
renounce, release, and forever relin- its successors and assigns, all her premises within mentioned and re-	quish unto the within named interest and estate, and also	CREDITURE	of America	Tno	•	
Given under my hand and seal this	/	C1/	. 01	\frac{1}{2}		
day of January	AD. 19.77	@ Vell	nica II.	Janua	-0)	
Notary Public for S. Chy Contra	expires 1-16-80	_		C		
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