

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...

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...

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...

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...

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 17th day of July, 1980

Signed, sealed and delivered in the presence of: James E. Watkins (L.S.), [Signature] (L.S.), [Signature] (L.S.)

STATE OF SOUTH CAROLINA COUNTY OF Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME

James E. Watkins

1st Witness

and made oath that he saw the within named

Purchaser

Roderick N. Mac Donald

2nd Witness

his (her) act and deed deliver the within written deed and that he with [Signature] witnessed the execution thereof.

Sworn to before me, this 17th day of July, A.D. 1980

[Signature] 1st Witness

STATE OF SOUTH CAROLINA COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Debbie Young

a Notary Public for South Carolina do hereby

certify unto all whom it may concern, that Mrs. James E. Watkins the wife of the within named

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 Creditrit 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 17th day of July, A.D. 1980

NONE

Notary Public for S. C.

4/26/81

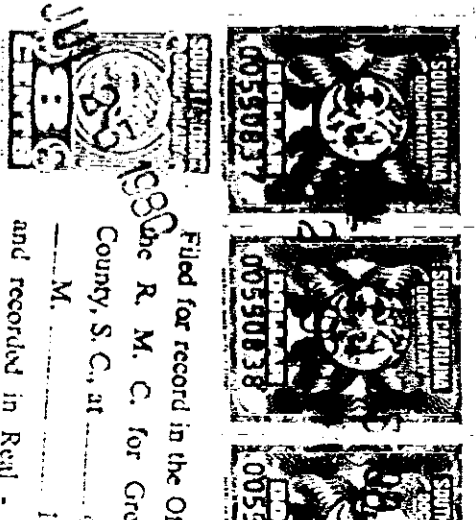
Rec: July 23, 1980 at 4:56 P/M

2126

Lot 2 Hyde Cr \$11,700.00

R.M.C. for G. Co.

Filed for record in the Office of R. M. C. for Greenville, S. C., at M. and recorded in Real Mortgage Book at page



Mortgage of Real Estate

James E. Watkins Creditrit of America 303 North 1st St. Mauldin, SC

State of South Carolina County of Greenville

Handwritten notes and signatures at the bottom right of the page.