

5. That Mortgagee will not remove or demolish or alter... after 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, suit, action or foreclosure...

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 2nd day of August, 1983.

Signed, sealed and delivered in the presence of: [Signatures of witnesses]

STATE OF SOUTH CAROLINA COUNTY OF Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME Mary Lou Cassell AKA Mary Lou Spurlock 1st Witness

and made oath that he saw the within named his (her) act and deed deliver the within written deed and that he with [Signature] 2nd Witness

Sworn to before me, this 2nd day of August, 1983. [Signature] Notary Public for S.C. 3-26-87

STATE OF SOUTH CAROLINA COUNTY OF

RENUNCIATION OF DOWER

I, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. [Name] the wife of the within named [Name] 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 [Name] 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 day of [Date] A.D. 19 [Year] (SEAL) Notary Public for S.C.



Mortgage of Real Estate

CREDIT TITLE of America 3050 WACE HANCOCK BLVD 4 HAMPDEN COURT FAYETTEVILLE, SC 29505 State of South Carolina County of Greenville & Oconee MARY LOU CASSELL AKA MARY LOU SPURLOCK TO

RESO

1013 1005