

5. That Mortgagor will not remove or demolish or alter the design or structure or part of any building now or hereafter erected upon the premises covered by this mortgage, or cause any damage to any part of the premises in the premise in a bad condition and repair, save and except what may be done thereto, which shall not affect to remove nor suffer the cutting or removal of any trees or shrubs growing thereon, unless to do so be necessary in the performance of Mortgagor's written consent, or will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

6. If at any time my just due and unpaid rents and profits of the above described premises to said Mortgagee, in his sole discretion, and agrees that no judge of the Circuit Court of said State may, at chambers or otherwise, agree or consent 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 covenants, covenants or agreements herein, all of the indebtedness secured hereby shall become at once 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 express intent of the parties to these presents, that if the said Mortgagor does not fully 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, desist and be void, notwithstanding, 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 relate 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 1st day of August, 1975.

Signed, sealed and delivered in
the presence of

(L. S.)

(L. S.)

(L. S.)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Carroll H. Jones

1st Witness

sign, seal and as

2nd Witness

PERSONALLY APPEARING BEFORE ME

and made oath that he has read the within instrument

has theretofore delivered the within instrument and that he therewith

witnessed the execution thereof.

Sworn to before me this

1st day of August AD 1975

Notary Public for S.C. my comm expires 1-16-80

RENUNCIATION OF DOWER

I, Joyce Chapman, the wife of the within

certify unto all whom it may concern, that Mrs. Nancy Jones

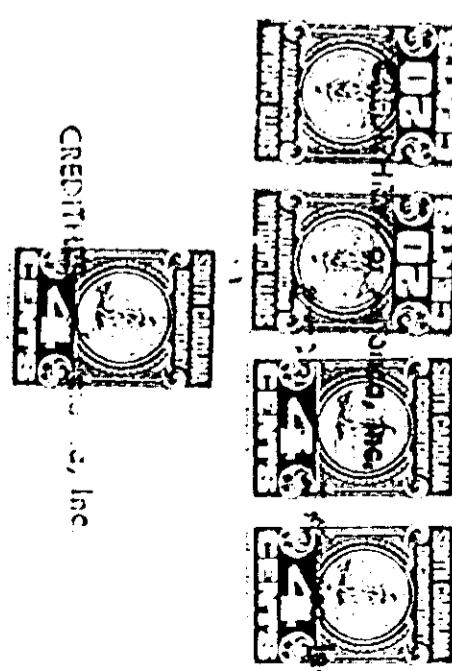
named **Carroll H. Jones** did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named **CREDITMIRTH of America, Inc.** its successors and assigns, 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 1st

day of August, AD 1975

Notary Public for S.C. my comm expires 1-16-80

RECORDED AUG 8 '75 At 12:45 P.M. # 35830



Mortgage of Real Estate

Creditmirth of America, Inc.

Nancy H. Jones

Carroll H. Jones

AUG 8 1975

State of South Carolina
County of Greenville

\$ 1,272.00
Lot 21 Dukeland Dr.

4328 RW-23