unes R. McCoy

County of Greenville

State of South Carolina

5. That Morigagor (i) will not remove or devolute or after the design or structural character of any hulding 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. (iv) will not cut or remove nor suffer the cutting or emoval of any trees or timber on the previous texcept for domestic purposes) without Montgagee'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, et 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 Morigagor'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 zote, 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 herein, the singular number shall include the plural, the plural the singular, and the use of any

genoer snan ce applicable to all genders.	_		
WITNESS THE MORTGAGOR'S hand and seal, this2	$\frac{B}{A}$ day of	January	
Signed, sealed and delivered in the presente of:	Jom 4 mg	ex Rins	COC (LS.
Jon to Eile		ş. \	(L S.
STATE OF SOUTH CAROLINA		PRO	BATE
COUNTY OF Greenville	2 - 1	- 1	The state of the s
PERSONALLY APPEARED BEFORE ME	n.	(Karby	with
and made outh that the saw the within named J. Ralph !	Parc	Hary Alice Mc	Cogs sign seal and a
his (bex) act and deed deliver the within written deed and that	be with	for.	Vaness Tuke
witnessed the execution thereof.		2B0 V	Augest C
Sworn to before me, this 28	1	1 1 1	
day of international Add. 19 76	The	KR	werell
Notary Project of S. C. my comm expires 1-16-80			Vitods
STATE OF SOUTH CAROLINA			
COUNTY OF Greenville		RENUNCIATIO	N OF DOWER
O I, Joyce Chapten		a Notary I	Public for South Carolina do hereby
certify unto all whom it may concern, that Mrs. Mary Alice	ACLOY		the wife of the care
named J. Ralph McCoy did this day appear did declare that she does freely, voluntarily and without at renounce, release, and forever relinquish unto the within named CI	na countrimon	d upon being privately dread or fear of an	y and separately examined by me
its successors and assigns, all her interest and estate, and also all	her right and	claim of Dower o	L in or to all and simuland
			The or to at and singular the
Given under my hand and seal this	1		
day of Hahuary, AD. 19.76	7-11.6	ucy (die ")	N=Ce
Notary Petit for S. C. my come expires 1-16-80		-	2
RECORDED	FEB 5 '7	6 At 10:30 A	». #19934
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