

5. That Mortgagor will not remove or deface or alter the design or structural character of any building now or hereafter erected upon the premises, and Mortgagor shall first consult Mortgagor's attorney, and then the person in good condition and repair, and shall not commit any other waste thereof, and shall not do or remove nor suffer the removal of any trees, shrubs, vines, plants, flowers, shrubs, trees, or any growths without Mortgagor's written consent, and shall comply with all laws, ordinances, regulations, rules and conditions and requirements affecting the premises, and will not suffer or permit any violation thereof.

6. If at any time any part of said note or notes, related to past due and unpaid the Mortgagor hereby assigns the rents and profits of the above described premises to said Mortgagor, to his successors or assigns, and agrees that any judge of the Circuit Court of said State may, at any time 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, interest, 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 herein contained, all of the indebtedness secured hereby shall become and be immediately due and payable at the option of the Mortgagor, 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 Mortgagor 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 Mortgagor 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 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 June, A.D. 1976.

Signed, sealed and delivered in
the presence of D. L. Walter Childers (L.S.)

Walter Childers + Gracie Childers (L.S.)

Eveline Owen (L.S.)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PERSONALLY APPEARRED BEFORE ME
and made oath that he saw the within named Walter Childers

has there set and deliver the within written deed and that he witnessed the execution thereof.

Given under my hand and seal this 1st day of June, A.D. 1976

Notary Public for S.C. 1-16-80 SEAL

PROBATE

Nik Rehmet
1st Witness

sign, seal and as
Purchase

Eveline Owen
2nd Witness

Nik Rehmet
3rd Witness

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUCILATION OF DOWER

I, Joyce Chapman, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Gracie Childers, the wife of the within named Walter Childers, 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 whatsoever, renounce, release, and forever relinquish unto the within named Creditlifhrt 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 1st day of June, A.D. 1976

Notary Public for S.C. 1-16-80 (SEAL)

RECORDED JN 10'76 At 10:30 A.M.

32132

SEARCHED INDEXED SERIALIZED FILED
JUN 10 1976 54818

State of South Carolina
County of Greenville
Walter & Gracie Childers
to
Creditlifhrt of America, Inc.
1100 University Street
Seattle, Washington 98101
for Creditlifhrt of America, Inc.
Creditlifhrt of America, Inc.
A.D. June 10, 1976
and record
Mortgage No. 2369
at page - 895

R.N.C. for C.G.C. S.C.

Mortgage of
Real Estate



\$ 2,160.00
Lot 175, Mayo Cr. Paramount

4328 RW2J

X 32132 X