O.

YUS PR

5. That Mortgagor (i) will not remove or demolih or after the design or structured of strates of any building now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing, (ii) will munish the premises in good condition and repair; (in) will not commit or suffer waste thereof; (iv) will not cut or remove nor suffer the cutting or removal of any trees or timber on the premise, rescept for domestic purposes, without Mongagee's written consent; (a) 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, at 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 tents 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 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, 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 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 note, then this deed of bargain and sale shall cease, determine and be utterly rull 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 bereto. Wherever used berein, 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 band and seal, this 29th day/of, Harch 19.78

Signed, sealed and delivered in the presence of:	William I Pay I (L. S. (L. S. (L. S. (L. S.
STATE OF SOUTH CAROLINA COUNTY OF Greenville PERSONALLY APPEARED BEFORE ME and made oath that the saw the within named William G.	PROBATE PROBATE
his (her) act and deed deliver the within written deed and that he witnessed the execution thereof. Sworn to before me, this 29th day of March A.D. 19 78 SEAL Notary Public for S. 9. 4-36-80	2/44 64 64 1 1
certify unto all whom it may concern, that Mrs	a Notary Public for South Carolina do hereby the wife of the within the me, and upon being privately and separately examined by me compulsion dread or fear of any person or persons whomsoever ithrift of America, Inc.
its successors and assigns, all her interest and estate, and also all her premises within mentioned and released. Given under my hand and seal this 29th day of harch, A.D. 19 78 Notary Public for S.C. 4-36 87 RECORDED APR 4 1978	right and claim of Dower of, in or to all and singular the

"Rockvale" Gantt \$10,200.00

TO THE WAY TO SEE





Credithrift of America, 303 North Main St. Mauldin, SC 29662 Real Tstate Modage of

William G. Payme Rt. < Box 403 Piedmont, SC 29673

County of Greenville State of South Carolina

RV-2