- 5. That Mortgagor (i) will not remove or femolish or after the design or structural criminater of any hillding 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 out or remove nor suffer the cutting or removal of any trees or timber on the premiers texcept for domestic purposes) without Mortgagee's written consent, even 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 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 Mongagee, 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 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 hereb, 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 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

Purchaser  Purchaser  Situation and deed deliver the within written deed and that he with  Situation to before me, this 2!  AD. 19  SEAL  SEAL  TATE OF SOUTH CAROLINA  COUNTY OF Greenville  I,  a Notary Public for South Caroline the wife of a successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and sear of any of the county of the co	seal and as
TATE OF SOUTH CAROLINA  OUNTY OF Greenville  PERSONALLY APPEARED BEFORE ME  and made oath that he saw the within named Jazes G. Gray and Patsy Gray In Witness  interessed the execution thereof  anoth to before me, this A:  by of March  TATE OF SOUTH CAROLINA  OUNTY OF Greenville  I.  a Notary Public for South Carolin  Triffy unto all whom it may concern, that Mrs. Patsy Gray  did this day appear before me, and upon being privately and separately examined Jazes Gray and forever relinquish unto the within named Credithrift of America, Inc.  a successor, and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and remises within mentioned and released, by of March  AD. 19  AD.	seal and as
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made oath that he saw the within named James G. Gray and Patsy Gray sign, Purchaser  (her) act and deed deliver the within written deed and that he with nessed the execution thereof.  AD. 19 75  AD. 19 75  ATE OF SOUTH CAROLINA  UNITY OF Greenville  I,  a Notary Public for South Caroling the wide of James Gray did this day appear before me, and upon being privately and separately examined declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons to successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and interest within mentioned and released, any public for S. C.  AD. 19 74	a do hereby
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