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 itability to account for anything more than the rents and the profits actually collected.

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 obligations, covenants or agreements hereunder, all of the indebtedness secured hereby shall become and be immediately due and payable at the option of the Mortgage, 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.

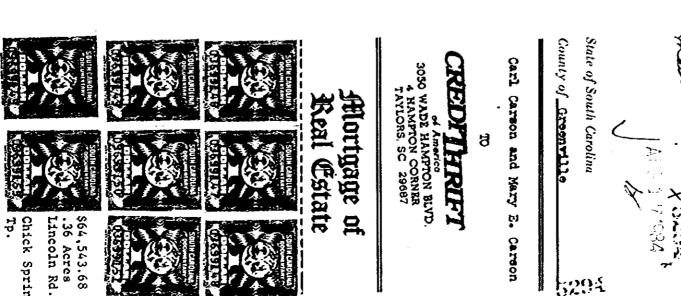
9. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

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.

This Mortgage shall include the plural, the Albrat the singular, and the use of any gender shall be applicable to all genders.

This mortgage shall include the plural, the Albrat the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE MORTGAGOR'S hard and seal this	day of 44945+ , 1989
the presence of:	
W. Martin Kelpe III . More	t, Carson (LS)
	(L.\$.)
ATE OF SOUTH CAROLINA	PROJANE
OUNTY OF Greenville	Marin .
PERSONALLY APPEARED BEFORE ME	Tst Witness
d made cath thathe saw the within namedCarl_ Carson and Wary S. Cars	sign, seal, and as
Purchaser	
(her) act and deed deliver the within written deed and thathe with Wartin]	Keene III M. Martin Kleine
(USA) Set and deed detuct the author author deed and distilling	20d Witness
itnessed the execution thereof. 16th day of August	AD. 19 84
out to be to end.	1216
N. Mark Kelle Ile (SEAL)	fine -
nary Public for S.C. July 24, 1894	Ascratness
ATE OF SOUTH CAROLINA	RENUNCIATION OF DOWER
DUNTY OF Greenville	
f	
I, W. Maytin Keene III	a Notary Public for South Carolina do nereby
rtify unto all whom it may concern, that Mrs. Hary R. Carson	the wife of the within named
at she does freely, voluntarily and without any compulsion, dread or fear of any person or person within named <u>Credithrift of America</u> . Inc. ther right and claim of Dower of, in or to all and singular the premises within mentioned and related to the premises of the premises of the premises within mentioned and related to the premises of the premi	_, its successors and assigns, all her interest and estate, and also
4/45	LAD. 19_84.
1111 + 1/2 TI	
N. Marlin Dellie III (SEAL)	lage & Carlow
otary Public for S.C. Alma 24, 1994 • 711	lary to Carson
ATE OF SOUTH CAROLINA	SATISFACTION OF MORTGAGE
OUNTY OF	•
The debt hereby secured has been paid in full and the lien of the within mortgage has been sa	tisfied this
v of	
redithrift of America, Inc.	
F, \$.C.	
ITNESS:BY	, Manager
TTNESS:	Credithrift of America, Inc.
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RECORDED