

5. That Mortgagee (i) will not remove or demolish or alter the design or structural character of any building now or hereafter erected upon the premises unless Mortgagee shall first consent thereto in writing; (ii) will not cut or remove or suffer the cutting or removal of any trees or timber on the premises (except for domestic purposes) without Mortgagee's written consent; (v) 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 Mortgagee 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, costs and fees, and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and other 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 Mortgagee's obligations, covenants or agreements hereunder, all of the indebtedness secured hereby shall become and be immediately due and payable as 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, Mortgagee 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 Mortgagee does and shall well and truly pay, or cause to be paid into the said Mortgagee the 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 parties hereto, that the payment shall be made.

This Mortgage shall issue to and bind the parties hereto. Wherever used herein, the singular shall be applicable to all genders.

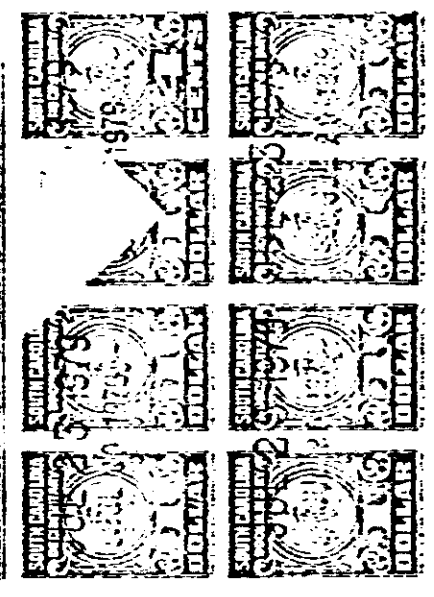
WITNESS THE MORTGAGOR'S hand and the seal, sealed and delivered in the presence of:

*[Signature]*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
PERSONALLY APPEARED BEFORE ME  
and made oath that he saw the within named

JUL 24 1979 #161000  
 SATISFIED AND CANCELLED OF RECORD  
 DAY OF May 19 1979  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 3 O'CLOCK P.M. NO. 3522

James H. & Gansie Madden  
 #3522 TO 2600  
 Creditrift of America, Inc.  
 303 North Main St.  
 Mauldin, SC, 29662



\$37,920.00  
 6 Oakvale Cir Oakvale Ter  
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