

5. That Mortgagor (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...

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...

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...

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...

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...

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 28 day of January 19 76

Signed, sealed and delivered in the presence of: James R. McCoy (L.S.), Mary Alice McCoy (L.S.), [Witness Signature] (L.S.)

STATE OF SOUTH CAROLINA COUNTY OF Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME

and made oath that he saw the within named J. Ralph McCoy and Mary Alice McCoy

his (her) act and deed deliver the within written deed and that he with [Witness Signature] 2nd Witness

Sworn to before me, this 28 day of January A.D. 19 76

Notary Public for S.C. my comm expires 1-16-80

Lot 25, Neal Cr., North Acres 7,660.00

STATE OF SOUTH CAROLINA COUNTY OF Greenville

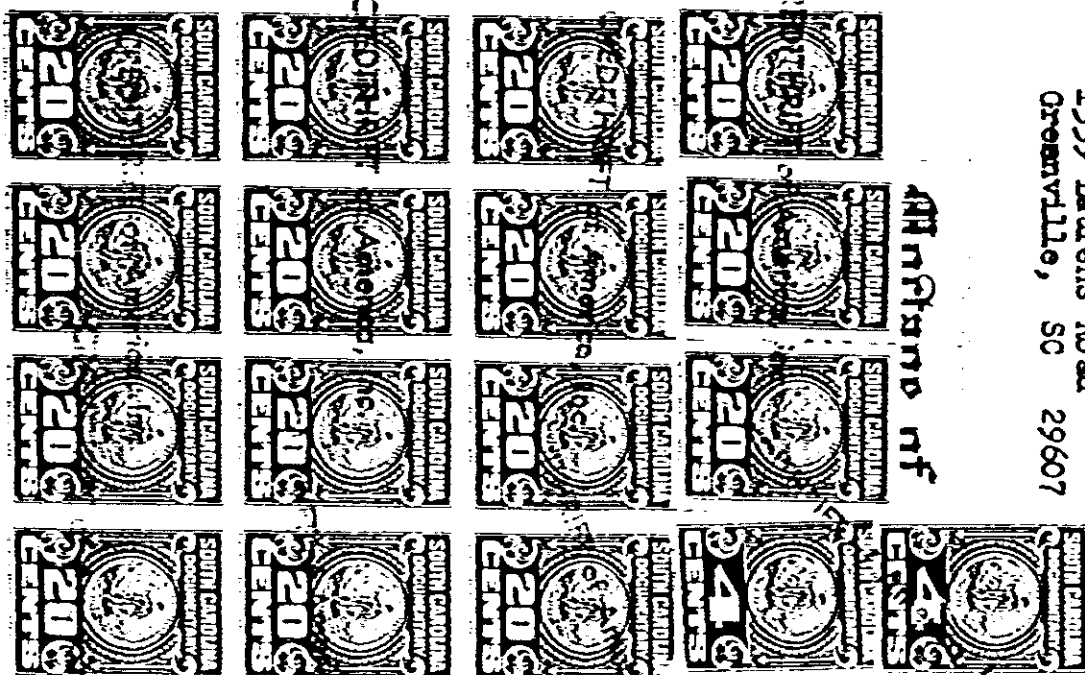
RENUNCIATION OF DOWER

I, Joyce Chapman a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Mary Alice McCoy the wife of the within named J. Ralph McCoy did this day appear before me...

Given under my hand and seal this 28 day of January A.D. 19 76

Notary Public for S.C. my comm expires 1-16-80

RECORDED FEB 5 '76 At 10:30 A.M. # 19941



CREDITRIFT of America, Inc. 1559 Laurens Road Greenville, SC 29607 James R. McCoy & Mary Alice McCoy to State of South Carolina County of Greenville

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