

5. That Mortgagee (a) will not remove or demolish or alter the design or structure or 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 Mortgagee hereby assigns the rents and profits of the above described premises to said Mortgagee, or its successors or assigns...

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...

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 Mortgagee 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 Mortgagee 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 11 day of June, 19 81

Signed, sealed and delivered in the presence of: Larry Goins (L.S.), Diane Goins (L.S.), [Signature] (L.S.)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
PERSONALLY APPEARED BEFORE ME

PROBATE
[Signature] 1st Witness

and made oath that he saw the within named Larry and Diane Goins sign, seal and as his (her) act and deed deliver the within written deed and that he with [Signature] 2nd Witness witnessed the execution thereof.

Sworn to before me, this 11 day of June, A.D. 19 81
[Signature] (SEAL)
Notary Public for S.C. My comm expires 1-3-90

[Signature] 1st Witness

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Joyce Ingle a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Diane Goins the wife of the within named Larry Goins did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named CREDITRIP of America, Inc. its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 11 day of June, A.D. 19 81
[Signature] (SEAL)
Notary Public for S.C. My comm expires 1-3-90

[Signature] Diane Goins

Lot 36 BARBERY HGTS, SEC II \$5,280.00

JUN 17 1981

at 12:30 P.M.

31923

DOC STAMPS ON AMT FINANCED \$3570.77

Filed for record in the Office of the R. M. C. for Greenville County, S.C. on 12:30 o'clock P.M. Jun. 17, 19 81 and recorded in Real Estate Mortgage Book 1544 at page 430 R.M.C. for G. Co., S.C.

Mortgage of Real Estate

LARRY & DIANE GOINS
Route 1 Rockview Ct
Greenville, SC 29611
to
CREDITRIP of America, Inc.
705 Highway 123 By Pass
Easley, SC 29640

State of South Carolina
County of Greenville

JUN 17 1981

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