

5. That Mortgagor (i) will not remove or demolish or alter the design or structural character of any building now or here-
after 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 cut or remove nor 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 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 col-
lect 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 Mortgagee'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 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 indebted-
ness 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
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 1st day of April, 19 83

Signed, sealed and delivered in the presence of:
[Signatures: Daniel R. Carum, Susan Elaine Huckaby Roberts, Mary Catherine Huckaby Gantt] (L.S.)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PERSONALLY APPEARED BEFORE ME and made oath that he saw the within named Joseph P. Gantt & Mary Catherine Huckaby Gantt sign, seal and as Roberts
his (her) act and deed deliver the within written deed and that he with [Signatures: Daniel R. Carum, Susan Elaine Huckaby Roberts] 2nd Witness
witnessed the execution thereof.

Sworn to before me, this 1st day of April, A.D. 19 83
[Signature: Daniel R. Carum] (SEAL)
Notary Public for S. C. 3/26/89

STATE OF SOUTH CAROLINA
COUNTY OF _____

RENUNCIATION OF DOWER

I, _____ a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within named _____ 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 _____ 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 _____ day of _____ A.D. 19 _____ (SEAL)
Notary Public for S. C.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
APR 5 1983
\$0.00

Lot 12
Fork Shoals Rd
Gantt Tr
Augusta Acres
\$61,579.43

Mortgage of Real Estate
CREDIT THRIFT of America
3050 WADE HAMPTON BLVD.
4 HAMPTON CORNER
TAYLORS, SC 29687
RECORDED APR 5 1983 at 9:26 A.M.
25465

State of South Carolina
County of Greenville
JOSEPH P. & MARY CATHERINE HUCKABY
GANTT AND SUSAN HUCKABY ROBERTS
APR 5 1983
GROSS & GAULT

* Same Original 4/28/83
Gloria Huckaby Roberts
APR 5 1983

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