

The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within **sixty days** on the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the **aforesaid** from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagor or the holder of the note may, at its option, declare this mortgage secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true intent and purpose of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby, or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSE my hand and seal this _____ day of **May** 19 **75**

Signed, sealed, and delivered in presence of:

Abbie O. Williams SEAL
Abbie O. Williams

Martha W. Spence
Martha W. Spence
Charles W. Spence
Charles W. Spence

SEAL
SEAL
SEAL
SEAL

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me **Martha W. Spence**
and **Abbie O. Williams**
her
CWA Charles W. Spence

and did deliver the within deed and that deponent, witnessed the execution thereof



Martha W. Spence
Martha W. Spence
day of **May** 19 **75**
Charles W. Spence
Charles W. Spence

TESTIMONY OF DEPT

Notary Public in and

for the County of Greenville, South Carolina, do hereby certify that Mrs. _____ the wife of _____ did this day appear before me and, upon being privately and separately examined, she acknowledged to me, and without any compulsion, deed of _____ and forever relinquish unto the within named _____ its successors _____ and all right, title, and estate of control in or to all and singular _____

SEAL

day of _____ 19 _____

Notary Public for South Carolina

day of _____ 19 _____

Clerk

7576

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