

14. That in the event this mortgage should be foreclosed, the Mortgagee expressly waives the benefits of Section 4558 through 4590 of the 1962 Code of Laws of South Carolina as amended, or any other applicable laws.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the deferred payment note, any such prepayment may be applied to the principal payment or payments insofar as possible, in order that the principal debt will not be held in default.

2. That the Mortgagor shall hold and coveny the above described premises with their heirs, assigns, devisees, legatees, or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall be party to all the terms, covenants, and conditions of this mortgage, and of the note secured hereby, that then this mortgage shall be held to remain in full force and virtue.

It is mutually agreed that if there is a default in any of the terms, covenants, or conditions 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. 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 hereon, 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 incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

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

WITNESS the hand and seal of the Mortgagor this 21st day of July, 1975

Signed, sealed and delivered in the presence of

Alvin C. Wooten
Jack L. Bloom

Alvin C. Wooten (SEAL)
ALVIN C. WOOTEN (SEAL)
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE } **PROBATE**

PERSONALLY appeared before me Deborah J. Knebel and made oath that Alvin C. Wooten is the within named

sign, seal and as his act and deed deliver the within written mortgage, bond, and that he with Jack L. Bloom witnessed the execution thereof

SWORN to before me this the 21st day of July, 1975
Jack L. Bloom (SEAL)
Notary Public for South Carolina
JACK L. BLOOM

Deborah J. Knebel

MY COMMISSION EXPIRES **NOTARY PUBLIC FOR SOUTH CAROLINA**
MY COMMISSION EXPIRES AUGUST 16, 1977

State of South Carolina
COUNTY OF GREENVILLE } **RENUNCIATION OF DOWER**
MORTGAGOR IS DIVORCED

I, Deborah J. Knebel, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Alvin C. Wooten the wife of the within named Alvin C. Wooten 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, threat or fear of any person or persons, who concern, receive, release, and forever relinquish unto the within named Mortgagee, 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 unto my hand and seal, this 21st day of July, A.D. 1975
Deborah J. Knebel (SEAL)
Notary Public for South Carolina
My Commission Expires

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