

14. That in the event this mortgage shall be foreclosed, the Mortgagor agrees to pay the benefits of Sections 4558 through 45961 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage or he should fail to make a payment or payments as required by the above promissory note, any such prepayment or failure to make the usual 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 enjoy the above described premises until there is a default under this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall be in default under this mortgage and the covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be deemed to have become a full force and virtue.

It is mutually agreed that 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 be 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 herein, or should the debt secured hereby or any part thereof be placed in the hands of a collector, at law or 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 or 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 hold, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, grantors, 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 18th day of July, 1975

Signed, sealed and delivered in the presence of

Mrs. Debra L. Castles
Donald R. McAlister

FRANKLIN ENTERPRISES, INC.

By: [Signature] President (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of South Carolina

PROBATE

COUNTY OF GREENVILLE

PERSONALLY appeared before me

Debra L. Castles

and made oath that

she is the wife named

Franklin Enterprises, Inc. by

Donald E. Franklin

sign, seal and as

it

act and deed deliver the within written instrument, deed, and that she be with

Donald R. McAlister

witnessed the execution thereof

SWORN to before me this the

18th

day of

July

A. D. 19

75

Donald R. McAlister
Notary Public for South Carolina

(SEAL)

Debra L. Castles

My Commission Expires

8-4-79

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I,

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, threat or fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named Mortgagor, 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

day of

A. D. 19

(SEAL)

Notary Public for South Carolina

My Commission Expires

RECORDED JUL 22 '75 At 10:21 A.M. # 111,111

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