

until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void; otherwise to remain in full force and virtue.

And it is further agreed by and between the said parties hereto that the said mortgagors, are to hold and enjoy the said premises until default of payment shall be made. But if we shall make default in the payment of said monthly installments, or shall make default in any of the covenants and provisions hereinabove set out for a space of thirty days, then, and in such event, the Association, may, at its option, declare the whole amount hereunder at once due and payable, together with costs and a reasonable attorney's fee, and shall have the right to foreclose its mortgage.

IN WITNESS WHEREOF we have hereunto set our hands and seal, this the 13th day of January, in the year of our Lord One Thousand, Nine Hundred and Sixty-one, and in the One Hundred and year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:
Ray S. Sims (SEAL)
Clois Sims (SEAL)
Syracuse E. Quinn (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF SPARTANBURG
PERSONALLY appeared before me Virginia Hunter and made oath that she saw the within named Ray S. Sims and Clois Sims

sign, seal and as the fact and deed deliver the within written deed, and that he, with Syracuse E. Quinn witnessed the execution thereof
SWORN to before me this the 14th day of January, 1961, A. D., 1961
Syracuse E. Quinn (SEAL) Notary Public for South Carolina

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF SPARTANBURG
I, Virginia Hunter a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Clois Sims the wife of the within named Ray S. Sims 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 14th day of January, 1961, A. D., 1961
Virginia Hunter (SEAL) Clois Sims
Notary Public for South Carolina