

The Mortgagee may, at any time before the maturity date of the note, require payment of the amount due thereon or of any part thereof by the Mortgagor, and the Mortgagor shall pay over to the Mortgagee, or to any agent or attorney of the Mortgagee, all moneys so paid by him to the Mortgagee or to such agent or attorney, and the Mortgagee shall credit the same against the amount due on the note, and if the amount so paid by the Mortgagor exceeds the amount due on the note, the Mortgagee shall return the excess to the Mortgagor.

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 meaning 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 appraisalment 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.

WITNESS my hand(s) and seal(s) this 29 day of June 1974

Signed, sealed, and delivered in presence of:

June 11, 1974
Bobby Cohen SEAL
Bobby Cohen

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Dinner 2.00

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

Personally appeared before me **Genobi**
and made oath that he saw the witness named **B.**
sign, seal, and as **his**
with **William W. Wilkins, Jr.**

... and did believe the within deed, and that deponent
executed the execution thereof.

Space to add substantial beliefs or ideas

29 June 197

My commission expires: 1/16/80

Mortgagor - not married

**STATE OF SOUTH CAROLINA
COUNTY OF**

After a short break and some

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