

14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 45-55 through 45-96.1 of the 1962 Code of Laws of South Carolina, as amended, or any other appraisal laws.

THE MORTGAGEE 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 aforesaid promissory note, any such prepayment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be held contractually delinquent.

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 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.

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 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 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 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 thereby, 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. Wherever 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 22nd day of July, 1974.

Signed, sealed and delivered in the presence of:

Signed by Theresa Stewart, Tommie Herron, Kenneth M. Adams, and Monika Z. Adams, each with a seal.

State of South Carolina } PROBATE
COUNTY OF GREENVILLE }

PERSONALLY appeared before me Theresa Stewart and made oath that

She saw the within named Kenneth M. Adams and Monika Z. Adams

sign, seal and as their act and deed deliver the within written mortgage deed, and that she with

Tommie Herron witnessed the execution thereof.

SWORN to before me this the 22nd day of July, A. D., 1974. Notary Public for South Carolina. My Commission Expires 9/15/81. Theresa Stewart

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, Tommie Herron, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. Monika Z. Adams

the wife of the within named Kenneth M. Adams 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 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 22nd day of July, A. D., 1974. Notary Public for South Carolina. My Commission Expires 9/15/81. Monika Z. Adams

BB 20

4328 REC

FILED JUL 22 1974 DONNIE S. JANKERS

WHEREAS I (we) Med State

3380.40 payable in

4th day of Sept

the said Note and conditions thereof, reference

NOW, KNOW ALL MEN, that the mortgagor(s) the conditions of the said Note; which with the said mortgagor in hand well and truly paid, by of is hereby acknowledged, have granted, bargained mortgage, its (his) heirs, successors and assigns.

All that certain piece, parcel of

Greenville, State of South Caro.

designated as Lot 196 on Revisio

BB, page 90-91, Office of RMC,

said plat, the following metes,

northern side of Langston Drive

thence with Langston Drive, N.

thence N. 21-06 W. 160.8 feet to

thence S. 21-06 E. 155.8 feet to

is made subject to any restrict

record on the recorded plat(s)

As a part of the consideration

its terms, that certain note and

is a balance due of \$12,217.48;

237. This is the same property

for Greenville County, S. C.

TOGETHER with all and singular the rights

TO SAVE AND TO HOLD, all and singular

AND I (we) do hereby bind my (our) self (s) sureties of title to the said premises, the Premises unto the said Mortgagee to that

AND IT IS AGREED, by and between the p the bond due on said premises, secured as s unpaid balance on the said Note in such or (his) heirs, successors or assigns, may af interest thereon, from the date of its paym entitled to receive thereon in full the mortg

AND IT IS AGREED, by and between the shall fail to pay all taxes and assessments the heirs, successors or assigns, not be a lves under this mortgage for the same up

AND IT IS AGREED, by and between the be liable, or in any other of the dies hereby, shall forthwith satisfy the paym portion of the said debt secured hereby

AND IT IS FURTHER AGREED, by and bet mortgage, or any part thereof, except the within named mortgagor's interest shall not be a lien against the said mortgagor's interest in the property, nor shall be recoverable and collected

PROVIDED, that the mortgagor(s) shall pay, or cause to be paid, all taxes and assessments the latest the date of payment of the due on the said mortgage, and the mortgagor(s) shall remain liable for the same until it is fully paid and collect

AND IT IS FURTHER AGREED, by and bet the full amount shall be made

WITNES

Signed, sealed and delivered in

WITNES

WITNES