9 The Mortgager further extend to at the little of the role secured venets not receiptible for insurance under the National Housing and Urban 2 months of the Department of Housing and Urban Development dated subsequent to the 2 months take from the late of this contrage, declining to insure said note and this mortgage, being deemed conclusive to the fisch ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby is mediately due and payable.

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 recoing 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 Vortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waites the benefit of any appraisement 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 hinds 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 in neitherly 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 inute 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 our hand(s) and seal(s) this 3	of November . 19 74	
Signed, sealed, and delivered in presence of	Roger James Runion  Shirley Howard Runion	[SEAL]
John B Chillies	Shirley Howard Runion	SEAL
Vergosia H. Merris	- 	SEAL
•		SEAL]
STATE OF SOUTH CAROLINA COUNTY OF Greenville		
Personally appeared before me John M. I and made oath that he saw the within-named Roge sign, seal, and as their with Virginia W. Morris	Dillard ger James Runion and Shirley Howard act and deed deliver the within deed, and that de witnessed the execution John M. Dillard	
Sworn to and subscribed before me this	30th day of November  Vicionia II Met un  Notary Public for South	, 1974
My commission expires 12-29-	Notary Public for South	Carolina
STATE OF SOUTH CAROLINA SECOUNTY OF Greenville	RESUNCIATION OF DOWER	
	, a Notary Public it may concern that Mrs he wife of the within-named Roger James Runion did this day appear before me, and, upon being privat	n
separately examined by me, did declare that she a fear of any person or persons, whomsoever, ren Aiken-Speir, Inc. and assigns, all her interest and estate, and also	does freely, voluntarily, and without any compulsion, d nounce, release, and forever relinquish unto the withi	dread, or in-named coessors
gular the premises within mentioned and released.	Shule, Huncul Krin	ZSFĄI.]
Given under my hand and seal, this 30th	day of November July 18 18 18 18 18 18 18 18 18 18 18 18 18	(1974
My commission expires 12-29	9-77 Votary Public for South	<u>O</u> Carolina
Received and properly indexed in and recorded in Book this Page County, South Car	•	19
	Clerk	<del></del>

RECORDED DEC 2 '74 13686
Re-RECORDED DEC 11'74 14347