8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 60 days—from the date hereof curitten statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the said—time from the date of this mortgage, declining to insure—said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveved 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 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 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 Our hand(s) and seal(s) this	fourth	day of	March	. 19 75
Signed, sealed, and delivered in presence of:	$\frac{2}{\lambda}$			SEAL
James C. Blabely, of	•			SFAL
Jackie 11 Rices				SEAL
				SEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE				
• • • • • • • • • • • • • • • • • • • •	-	Cox and S		and that deponent, execution thereof.
Sworn to and subscribed before me this	fourth	day o	111. Rei	, 1975  for South Carolina
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIA	ATION OF DO	VER	
	the wife of the v	vithin-named	Susan K. Co Phillip S.	Cox
separately examined by me, did declare that she fear of any person or persons, whomsoever, reCollateral Investment Company and assigns, all her interest and estate, and als gular the premises within mentioned and released.	e does freely, vo enounce, release to all her right, t	oluntarily, and e, and forever	without any com relinquish unto	the within-named , its successors
Given under my hand and seal, this fo	ourth Jane	day of	March	[SEAL]
Received and properly indexed in and recorded in Book this Page , County, South C	arolina Diy	day of	Notary Public	of South Lárolina -, 1/13-81 19
			· <u>-</u> · · · · · ·	Clerk

RECORDE MAR 4 '75

At 12:20 P.M.

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