

1340 est 958

9. The Mortgagor further agrees that should this mortgage and the note secured hereby, not be insured for insurance under the National Housing Act within **2 months** from the date hereof, written statement of an officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the **2 months** time from the date of this mortgage, shall be furnished to the note and this mortgage being deemed exclusive protection of the creditor, the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby to be due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. It is the express intent of the instrument that the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and if the note secured hereby is not paid, this mortgage shall be utterly null and void. Otherwise, if the note is fully performed and 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 appraisal 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 care of an attorney for collection, to sue otherwise, all costs and expenses (including continuation of interest accrued 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 hands, and seals this 3rd day of June 1975

Signed, sealed, and delivered in presence of:

Eugene G. Singleton SEAL

Dorothy M. Singleton SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me **Sandra L. Newton** and made oath that he saw the within-named **Eugene G. Singleton and Dorothy M. Singleton** sign, seal, and as **their** act and deed deliver the within deed, and that deponent, with **Sidney L. Joy** witnessed the execution thereof.

Sworn to and subscribed before me this

3rd

day of June

, 19 75

Commission Expires: 10/20/79 Notary Public for South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, **Sidney L. Joy**, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. **Dorothy M. Singleton**, the wife of the within-named **Eugene G. Singleton**, 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, dead, or fear of any person or persons, whatsoever, renounce, release, and forever relinquish unto the within-named **Aiken-Spear, Inc.**, its successors and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this

3rd

day of June

, 19 75

Commission Expires: 10/20/79 Notary Public for South Carolina

day of , 19 75

Clerk

Received and properly indexed in  
and recorded in Book this  
Page County, South Carolina

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