

14. That in the event this mortgage shall be foreclosed the Mortgagee shall have the right to sell the premises in accordance with the provisions of the Code of Laws of the State of South Carolina as amended or any other applicable laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That the Mortgagee shall pay a portion of the indebtedness secured by this mortgage and shall be obligated to make a payment of payments as required by the terms of the mortgage and shall be obligated to pay the principal and interest on the debt secured hereby as soon as possible in order that the principal debt will not be delinquent.

2. That the Mortgagee shall hold and convey the above described premises and the benefits and burdens of this mortgage on the debt secured hereby and it is the intent of this instrument that at the Mortgagee's option the debt secured hereby shall be paid in full or in part at the option of the Mortgagee and that the debt secured hereby shall remain in full force and effect.

It is mutually agreed that if there is a default in any of the terms of this mortgage on the part of the mortgagor, then at the option of the Mortgagee all sums then owing by the Mortgagee to the Mortgagee shall be 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, the Mortgagee shall be obligated to pay all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall thereupon be immediately 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.

It is further agreed that the covenants herein contained shall bind and the benefits and obligations shall inure to the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Whenever 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 Mortgagee, this 3rd day of July, 1975

Signed, sealed and delivered in the presence of:

*Constance G. McBride*  
*John M. Dillard*

*Paul Messich, Jr.* (SEAL)  
Paul Messich, Jr. (SEAL)

*Nadine R. Messich* (SEAL)  
Nadine R. Messich (SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me John M. Dillard and made oath that

he saw the within named Paul Messich, Jr. and Nadine R. Messich

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

Constance G. McBride witnessed the execution thereof.

SWORN to before me this the 3rd day of July, A.D. 1975  
*Constance G. McBride* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 5/22/83

*John M. Dillard*  
John M. Dillard

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Constance G. McBride, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. Nadine R. Messich

Paul Messich, Jr.

the wife of the within named 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, 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 3rd day of July, A.D. 1975  
*Constance G. McBride* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 5/22/83

*Nadine R. Messich*  
Nadine R. Messich

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