

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall be governed by the provisions of Article 15, Section 1558 of the 1962 Code of Laws of South Carolina as amended, or any other law that may hereafter be enacted.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, or should he fail to make a payment or payments as required by the record promissory note, any such prepayment or failure to make such payment or payments, insofar as possible, in order that the principal debt will not be held to bear interest thereon.

2. That the Mortgagor shall hold and enjoy the above described premises and improvements thereon, subject to the mortgage or the note secured hereby, and it is the true meaning of this instrument that at the Mortgagee's option, all the proceeds, rents, issues and revenues of this mortgage and of the note secured hereby, that this mortgage shall be subject to the provisions of this instrument 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, the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of a collector 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 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 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 3rd day of July, 1975

Signed, sealed and delivered in the presence of:

[Handwritten signature]

[Handwritten signature] (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Rebecca Hokemeir and made oath that

She saw the within named Mabel T. Neares

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

C. Thomas Cofield, III witnessed the execution thereof.

SWORN to before me this the 3rd day of July, A.D. 1975
Notary Public for South Carolina
My Commission Expires December 15, 1979

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, _____, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

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 Mortgagor, 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 _____ day of _____, A.D. 19____
Notary Public for South Carolina
My Commission Expires _____

(SEAL)

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