

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall have the right to sell the premises hereunder in accordance with the provisions of Article 15, Section 15901 of the 1962 Code of Laws of South Carolina as amended, or any other applicable laws.

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 or she be required to make a payment or payments as required by the financial institution, any such payment may be applied to the principal of the indebtedness or to the interest on the indebtedness, in order that the principal debt will not be fully paid.

2. That the Mortgagor shall hold and convey the above described premises, and the interest therein, to the Mortgagee, or the trustee named herein, and it is the intention of this instrument that if the Mortgagee shall pay all the taxes, assessments and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be deemed to be in full force and value.

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, or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of a sheriff, 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 thereby, 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, grantors, 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 Mortgagor, this 7th day of July, 1975

Signed, sealed and delivered in the presence of:

John W. Farnsworth
Marian T. Skelton

[Signature] (SEAL)

[Signature] (SEAL)

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Marian T. Skelton and made oath that

She saw the within named Richard C. Batson and Faye B. Batson

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

W. Farnsworth witnessed the execution thereof.

SWORN to before me this the 7th

day of July, A.D. 1975
John W. Farnsworth (SEAL)
Notary Public for South Carolina
My Commission Expires 1-16-83

[Signature] Marian T. Skelton

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, John W. Farnsworth, a Notary Public for South Carolina, do

herely certify unto all whom it may concern that Mrs. Faye B. Batson

the wife of the within named Richard C. Batson 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 7th

day of July, A.D. 1975
John W. Farnsworth (SEAL)
Notary Public for South Carolina
My Commission Expires 1-16-83

[Signature] Faye B. Batson

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