

14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 1558 through 1590 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 fail to make a payment or payments as required by the aforesaid promissory note, any such prepayment may be applied to the principal or payments, insofar as possible, in order that the principal debt will not be held to be contractually defeasible.

2. That the Mortgagor shall hold and enjoy the above described premises until there is paid to him by this mortgage or the note secured hereby, and it is the true meaning of this instrument and of the Mortgage shall fully perform all the terms, conditions and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be without force and effect, otherwise to remain 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, 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 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.

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. 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 23rd day of July, 1975

Signed, sealed and delivered in the presence of:

W.D. Richards
N^o. D. Richards

BOZEMAN ENTERPRISES, INC.

A. V. Bozeman

(SEAL)
(SEAL)
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me William L. Richardson, and made oath that

he saw the within named A. V. Bozeman, president of Bozeman Enterprises, Inc.

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

Carolyn F. Godfrey witnessed the execution thereof.

SWORN to before me this the 23rd

day of July, A. D. 1975

Carolyn F. Godfrey
Notary Public for South Carolina (SEAL)

My Commission Expires 12/25/81

W.D. Richards

N/A---Mortgagor is corporation

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, whomever, 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. 1975

Carolyn F. Godfrey
Notary Public for South Carolina (SEAL)

My Commission Expires

RECORDED JUL 9 1975 At 2:58 P.M. # 739

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