

14. That in the event this mortgage should be foreclosed, the Mortgagee shall be bound to pay the interest on the sum of \$1588.00 from 15-901 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, he shall be bound to make a payment or payments as required by the above and promise in note, any such prepayment may be applied toward the unpaid principal of payments, insofar as possible, in order that the principal debt will not be held contractually.

2. That the Mortgagor shall hold and own the above described premises and there is a debt secured by this mortgage on the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall die, he shall be bound to pay the principal and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be in full force and effect.

It is mutually agreed that if there is a default in any of the terms and conditions 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 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 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 court, attorney at law, for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then be paid by the Mortgagor, 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, 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 11th day of July, 1975

Signed, sealed and delivered in the presence of:

W. Daniel Yarborough, Jr.
Elizabeth G. Johnson

Maura E. Shell, Jr. (SEAL)
Maura E. Shell, Jr.
Fran C. Shell (SEAL)
Fran C. Shell (SEAL)
Fran C. Shell (SEAL)

State of South Carolina } PROBATE
COUNTY OF GREENVILLE

PERSONALLY appeared before me W. Daniel Yarborough, Jr. and made oath that he saw the within named Maura E. Shell, Jr. and Fran C. Shell

sign, seal and as their act and deed deliver the within written mortgage deed, and that he with Elizabeth G. Johnson witnessed the execution thereof

SWORN to before me this the 11th day of July, A.D. 1975
Elizabeth G. Johnson (SEAL)
Notary Public for South Carolina
My Commission Expires 5-19-79

W. Daniel Yarborough, Jr.

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE

I, W. Daniel Yarborough, Jr., a Notary Public for South Carolina, do

herely certify unto all whom it may concern that Mrs. Fran C. Shell

the wife of the within named Maura E. Shell, Jr. 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 whatsoever, 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 11th day of July, A.D. 1975
W. Daniel Yarborough, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires 8-24-83

Fran C. Shell

FREE

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