

8. The Mortgagor further agrees that it shall first apply to the appropriate authority for a certificate of acceptance of the scheme under the National Housing Act within 14 days of the date of the issue of the certificate of title by the Minister of the Department of Housing and Urban Development or with respect to any scheme accepted by the Minister of Housing and Urban Development dated subsequent to the date of issue of the certificate of title, and if such application is not made in time and this mortgage, being deemed a charge upon the property referred to in the Mortgagor's name, shall be severed from the same at its option, declare all sums secured thereby to be due for payment.

It is agreed that the Mortgagor shall hold and own as the property of the Mortgagor all the title to the real estate described herein under this mortgage or in the note secured hereby. It is the intention of the parties hereto that if the Mortgagor fails to fully perform all the terms, conditions and covenants of this mortgage and of the note secured hereby, that this mortgage shall be utterly null and void, otherwise to remain in full force and effect. If there is a default in the payment of the terms, conditions, or covenants of this mortgage or of the note secured hereby, then at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall be due immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisal and laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party to any suit involving this mortgage or the title to the property described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law to collect the same, or otherwise, all costs and expenses, including continuation of interest demanded by the Mortgagor, and a reasonable attorney's fee, shall thereby become due and payable immediately upon demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands and seals this 17th day of July 1775

Signed, sealed, and delivered in presence of: Joseph Green Jr. SEAL

Wendell A. Garrison and John G. Garrison SEAL

Hans et al. Seal

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

Personally appeared before me the undersigned witness
and made oath that he saw the within named Joseph E. Rauton and Jessie C. Rauton
sign, seal, and as their act and deed deliver the within deed, and that deponent,
with the other witness subscribed above witnessed the execution thereof.

Sworn to and subscribed before me this 17th day of July 1975.

John B. Ulrich Agent for the State of South Carolina
Crown expires 3/17/79

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

RENUNCIATION OF POLITICAL

I, Dale K. Clark, a Notary Public in and for South Carolina do hereby certify unto all whom it may concern that Mrs. Jessie C. Rauton, the wife of the within-named Joseph E. Rauton, 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, whosoever, renounce, release, and forever relinquish unto the within-named Collateral Investment Company, its successors and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal, this 17th / day of July . 1975

Received and properly indexed in
and recorded in Book this
Page County, South Carolina

My Comm. expires 4/7/79

day of

Clerk