

4. That all legal actions or proceedings against the mortgagor or his wife shall be stayed during the period of this mortgage, and no suit or action may be brought by the mortgagor or his wife against the mortgagee or any person holding a valid title to the property covered by this mortgage, for any damages, costs and expenses attending such proceeding and the same shall be paid by the mortgagor or his wife.
5. That if there is a default in any of the terms and conditions of this mortgage, the same may be remedied hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor or his wife shall be paid, and this provision shall be read and construed as a condition precedent to the right of the Mortgagee to become a party to any suit or action, long as the Mortgagor or his wife shall be in default, and hereby, of any part thereof, to be placed in the hands of any attorney at law to collect the same, and the attorney's fees so incurred by the Mortgagee, and reasonable attorney's fee, shall thereupon be added to the amount of principal due and payable to the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected by the Mortgagee.
6. That the Mortgagor shall hold over in the premises as security for the payment of the principal and interest and covenants of the mortgage, and of the notes, and of the other documents of record.

7. That the covenants herein contained shall apply to all persons, and their executors, administrators, successors and assigns, of the parties hereto. Whenever the word "he" or "his" is used, the singular, and the use of any gender shall be applicable to all genders.

8. If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy or any other party, for property of the mortgagor or any party claim an interest by attachment or any means other than inheritance (or will), the entire principal balance of the note and interest thereon shall become immediately due and payable at option of the mortgagee.

9. Mortgagee shall be entitled to receive any sums which have accrued to be awarded to mortgagee for the deterioration of the premises or any part thereof for public use and sums which may be awarded mortgagee for damages caused by public works or construction near or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagee agrees to pay to the state and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee to collect the same, or to collect the same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied for the payment of principal, whether then matured or not, in the inverse order of the maturity.

10. If mortgagor fails to pay any installment of principal or interest or any other amount on any prior or subsequent when the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

WITNESS the Mortgagor has and seal the 11th July 75

SIGNED, sealed and delivered in the presence of:

W.H. Florence

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared the undersigned, who is the wife of the above named mortgagor, sign, seal and affix and deed, delivery the instrument recited above witnessed the execution thereof.

SWORN to before me on the 11th day of July 75

Notary Public for South Carolina  
My Commission Expires: 1-1-76

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Lewis Ronald Byrd (SEAL)  
Lewis Ronald Byrd (SEAL)



RECORDED



75 11th July 75

Patricia H. Byrd

RENUNCIATION OF POWER

I, the undersigned Notary Public for South Carolina, do hereby declare that the undersigned wife, aforesaid, did declare that she does freely, voluntarily, and without any undue influence, constraint, or duress, release and forever to relinquish, the right to sue for, recover, or collect any and all her right and claim of dower, joint and several, and other rights in the property and estate,

GIVEN under my hand and seal this

11th day of July 1975

Notary Public for South Carolina  
My commission expires

Patricia H. Byrd

REC'D 3-20-75  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
L.S. 3-20-75  
Lewis Ronald Byrd

11-15-75 At 2:49 P.M. 3542  
RECORDED AG 12 75 At 10:08 A.M.  
C N Mortgages, Inc.  
No Record  
Mortgage of Real Estate

TC

982  
1259

11th July 1975	15th July 1975
10:08 A.M.	2:49 P.M.
1316	1316
1259	1259
1259	
Richard Davis Est.	
Richard Davis Est.	
Richard Davis Est.	

11th July 1975  
10:08 A.M.  
1316  
1259  
Richard Davis Est.  
Richard Davis Est.  
Richard Davis Est.

\$ 7,560.00
Tract 2-23 Acres less part
Richard Davis Est.

4328 NY-25