

14. That in the event this mortgage shall be foreclosed, the Mortgagee, or its assigns, shall be entitled to the benefits of Sections 45-58 through 45-60 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 Mortgagee prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the secured promissory note, any such prepayment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be held contractually delinquent.

2. That the Mortgagee shall hold and convey the above described premises until there is a default in the mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be entirely null and void 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 Mortgagee 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 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 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 Mortgagee, this 18th day of August, 1975

Signed, sealed and delivered in the presence of:

Mary S. Martin
Bill B. Bozeman

Jerry E. Ray (SEAL)
June D. Ray (SEAL)
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Mary S. Martin and made oath that

is the wife of the within named Jerry E. Ray and June D. Ray

and as their act and deed deliver the within written mortgage, and that she be with

Bill B. Bozeman witnessed the execution thereof

SWORN to before me this 18th day of August, A.D. 1975
Bill B. Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires Aug. 14, 1979

Mary S. Martin

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

1. Bill B. Bozeman, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. June D. Ray

the wife of the within named Jerry E. Ray did this day appear before me, and appearing privately and separately examined by me, she declared that she does freely, voluntarily and without any compulsion, fraud or fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named Mortgagee, its executors 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 18th day of August, A.D. 1975
Bill B. Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires Aug. 14, 1979

June D. Ray
June D. Ray

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