

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefits of Sections 455 through 459 of the 1962 Code of Laws of South Carolina, as amended, or any other applicable law.

**THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS**

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the above described 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 Mortgagor shall hold and satisfy the above described promises and there is a default in this mortgage or the note secured hereby, and it is the true intent of this instrument that at the Mortgagee shall the parties, all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be in full force and effect and otherwise to remain in full force and effect.

It is mutually agreed that if there is a default in any of the terms, conditions, 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 a sheriff, 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 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. Wherever 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 18th day of August, 1975

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]* (SEAL)  
 Arlan Eugene Vanadore (SEAL)  
*[Handwritten Signature]* (SEAL)  
 (SEAL)

State of South Carolina }  
 COUNTY OF GREENVILLE } **PROBATE**

PERSONALLY appeared before me **Ruth Drake** and made oath that  
 he was the within named **Arlan Eugene Vanadore**

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

**W. Clark Gaston, Jr.** witnessed the execution thereof

SWORN to before me this the 18th  
 day of August, A.D. 1975  
*[Handwritten Signature]* (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires 9/29/81

State of South Carolina }  
 COUNTY OF GREENVILLE } **RENUNCIATION OF DOWER -- UNNECESSARY**  
**Mortgagor not married**

1. 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 has freely, voluntarily  
 and without any compulsion, threat or fear of any person or persons, whomsoever, 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  
 day of \_\_\_\_\_, A.D. 1975  
 (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires \_\_\_\_\_

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