14. That in the event the mortgage shall be foreclosed, the Mortgagee agrees that the benefits of Sections 45-88 through 45-90.1 of the 1962 Code of Laws of South Carolina as amended or any other applicable law

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor pay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the aforesaid promissory note, such payment may be made by and the aforesaid payment or payments shall be applied in order that the principal debt will not be delinquent while the debt is current.

2. That the Mortgagee shall hold and enjoy the above described premises until there is a default under any of the terms of the note secured hereby, or in the event of breach of any portion of the mortgage that if the Mortgagor shall pay the said note and all other indebtedness secured hereby at the times and in the manner stipulated therein and in this mortgage, then this mortgage shall be cancelled and satisfied of record, otherwise to remain in full force and effect.

It is understood that if there is a default in any of the terms of the note or this mortgage, or if there is any default in the note or mortgage 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 an attorney be employed to foreclose this mortgage or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises covered hereby, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection upon default, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall then or thereafter be due and payable, 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 22nd day of August, 19 75

Signed, sealed and delivered in the presence of:

CAROLINA INVESTMENT MANAGEMENT CORPORATION

BY: _____ (SEAL)

_____ (SEAL)

_____ (SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Sidney J. Rosen and made oath that (s)he saw the within named Carolina Investment Management Corporation, by its duly authorized officers, Jack L. Walker as president and Charles W. Luedke, Vice President and Treasurer

sign, seal and as its act and deed deliver the within mortgage deed and that (s)he with

Bill B. Bozeman witnessed the execution thereof.

SWORN to before me this the 22nd day of August, A.D. 19 75

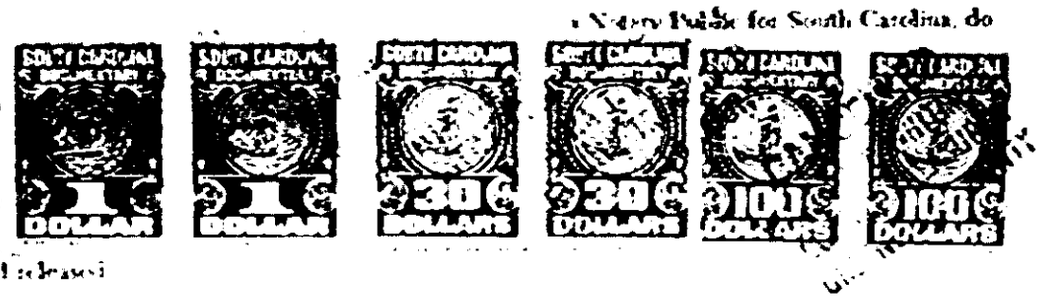
_____ (SEAL)
Notary Public for South Carolina

My Commission Expires August 14, 1979

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, _____, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that the undersigned wife of the within named _____ 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 whomsoever, renounce, release and forever relinquish unto the within named Mortgagee, its successors and assigns, all her interest and estate, and also her right of dower, of and in, all and singular the Premises within mentioned and released.



GIVEN unto my hand and seal, this _____

day of _____, A.D. 19 _____

_____ (SEAL)
Notary Public for South Carolina

My Commission Expires _____

RECORDED AUG 22 '75 At [illegible] Min. 41583

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