

In the Mortgagee further agrees to defend the title to the property against all persons under the National Home Act within **60 days** from the date hereof, and to pay to the Department of Housing and Urban Development, the amount of any deficiency judgment, or other amount due on the note, and to pay to the State of South Carolina, the amount of any tax or assessment levied on the property, and to pay to the City of Greenville, the amount of any water bill, and to pay to the County of Greenville, the amount of any county tax, and to pay to the State and this mortgage, being released, to the holder of record, the amount of any expense incurred by the Mortgagee in the collection of the note and in the enforcement of the note and, at its option, declare this instrument foreclosed.

It is agreed that the Mortgagor shall fail and default in the payment of any sum due under this mortgage or in the note secured thereby. It is further agreed that if the Mortgagor fails to fully perform all the terms, conditions, and covenants contained in this instrument, then this mortgage shall be utterly null and void, otherwise to be valid and binding, and if the Mortgagor fails to fully perform any of the terms, conditions, or covenants of this mortgage or of the note secured thereby, then the Mortgagor, the Mortgagor's wife, and the Mortgagor's children, shall be liable to the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall be immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any statute of limitations in the State of South Carolina. Should any legal proceedings be instituted for the recovery of the debt secured hereby, and the Mortgagee become a party to any suit involving this instrument or the title to the property, the Mortgagor agrees to pay to the Mortgagee, all costs and expenses, including attorney's fees, incurred by the Mortgagee in the defense of such suit, and to pay to the Mortgagee, all costs and expenses, including attorney's fees, incurred by the Mortgagee in the collection of the debt secured hereby, and may be recovered and collected by the Mortgagee.

The covenants herein contained shall bind, and the benefits and all others shall accrue to the heirs, executors, administrators, successors, and assigns of the parties hereto. Any action or proceeding hereunder shall include the plural, the plural singular, and the use of any gender shall be construed as singular.

MENNS our hand(s) and seals this 20th day of October 1975

Signed, sealed, and delivered in presence of:

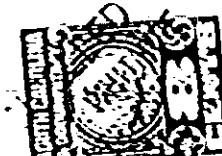
David L Boston

DAVID LEE BOSTON

SEAL

Felicia M. Boston

FELICIA M. BOSTON



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me **Barbara M. Thompson** and made oath that he saw the within-named **David Lee Boston and Felicia M. Boston** sign, seal and as **their** attorney and did deliver the within deed and that deponent witnessed the execution thereof

Sworn to and subscribed before me this

20th day of October 1975.

My commission expires: 1/24/83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, **H. Michael Spivey**, Notary Public in and for South Carolina, do hereby certify and declare that it is my witness that Mrs **Felicia M. Boston** the wife of the aforesaid **David Lee Boston** on this day appeared before me and I, Notary Public in and for South Carolina, examined the above named wife and she does freely, voluntarily, and without any constraint or duress, do hereby renounce, release, and forever relinquish, all the within named **Cameron-Brown Company** and its successors, direct interest and estate, and also all her right, title, and claim of dower to all land situated in the premises within mentioned and released.

Given under my hand and seal, this

20th

FELICIA M. BOSTON

1975.

My commission expires: 1/24/83

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

day of

19

RECEIVED NOV 6 '75 AT 4:46 P.M. # 12211

At 4:33 P.M. 10701

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