[illegible] the mortgage and the note secured hereby not be capable for in[illegible] within **60 days** from the date hereof (written statement of any officer [illegible] or authorized agent of the Secretary of Housing and Urban [illegible] **aforesaid** [illegible] from the date of this mortgage, declining to insure said [illegible] proof of such ineligibility, the Mortgagee or the holder of the [illegible] shall, at its option, declare all sums secured hereby immediately due and payable.

[illegible] that if the Mortgagor shall keep the premises above conveyed in good repair and there is a default under the [illegible] or in the note secured hereby, or if the Mortgagor fails to pay the taxes or assessments on the mortgaged premises when due, or if the Mortgagor fails to keep the improvements now existing or hereafter erected on the mortgaged premises continuously insured as above stated, then the mortgage shall be entirely foreclosed, otherwise to remain in full force and effect. 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 Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. 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 an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) 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, [illegible] of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and seal this **31st** day of **December** 19 **75**

Signed, sealed and delivered in the presence of:

Donna N. Barton

Elizabeth M. Alewine

Grady Edward Wilson SEAL
GRADY EDWARD WILSON

Cheryl Wilson SEAL
CHERYL T. WILSON

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF **GREENVILLE**

Personally appeared before me **Donna N. Barton** who makes oath that he saw the within named **Grady Edward and Cheryl T. Wilson** sign, seal and as their act and deed deliver the within deed, and that deponent **Elizabeth M. Alewine** witnessed the execution thereof.

Donna N. Barton

Sworn to before me this **31st** day of **December**, 19 **75**

Elizabeth M. Alewine (L.S.)
Notary Public for South Carolina
Commission Expires July 16, 1985

STATE OF SOUTH CAROLINA
COUNTY OF **GREENVILLE**

RENUNCIATION OF DOWER

I, **Elizabeth M. Alewine**, a Notary Public in and for said County and State, do hereby certify unto all whom it may concern that Mrs. **Cherly T. Wilson** the wife of the within-named **Grady Edward Wilson** 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 or persons whomsoever, renounce, release, and forever relinquish unto the within-named **Collateral Investment Company**, its successors and assigns, all her right, title and claim of dower of, in or to all and singular the premises within mentioned and released.

Cheryl Wilson SEAL

Given under my hand and seal this **31st** day of **December**, 19 **75**.

Elizabeth M. Alewine (L.S.)
Notary Public for South Carolina
Commission Expires July 16, 1985

[illegible] day of [illegible] 19 [illegible]

Clerk

RECORDED JAN 2 '76 At 9:24 A.M. # 16889

4328 RV.2