8. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor. The Mortgagor shall not place a subsequent or junior mortgage upon the above described premises without the written permission of the Mortgagee.

9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. 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. 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 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 hereby, and may be recovered and collected hereunder.

10. 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, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

WITNESS The Mortgagor(s) hand and seal this day of May 7 1976

Signed, sealed, and delivered

in the presence of:

Henry P. Willimon

Robin Coleman

James C. Harris (SEAL)

Cornelia H. Harris (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Henry P. Willimon

made oath that he saw the within named James C. Harris and Cornelia H. Harris

sign, seal and as their act and deed deliver the within written deed, and that he, with Robin Coleman witnessed the execution thereof.

SWORN to before me this the

day of May 7 . A. D. 19 76

(SEAL)

NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires 11/26/79

STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Henry P. Willimon a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Cornelia H. Harris

the wife of the within named James C. Harris

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 SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors, and assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and real,

this 7th day of May 1976

A. D. 19

(SEAL)

NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires 11/26/80

RECORDED MAY 17 '76 At 9:57 A.M.

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