

It is further covenanted and made of the essence hereof that in case of default for five days in the performance of any of the covenants herein on the part of the Mortgagee, then it shall be optional with Mortgagee to exercise all remedies and foreclose the lien secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice or declaration of said option, and Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby or to foreclose the lien hereof.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgagee at any time without notice or other notice regardless of any prior waiver by Mortgagee or default of Mortgagee or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagee, and no waiver by Mortgagee, and no waiver by Mortgagee of default of Mortgagee nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagee shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent default.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 11th day of May AD. 19 76. *J. Dianne Mitchell* (SEAL) *Betty J. Pruitt* (SEAL) *J. Dianne Mitchell* (SEAL)

Witness sealed and Delivered in the presence of *[Signature]* 1st Subscribing Witness *J. Dianne Mitchell* 2nd Subscribing Witness

STATE OF SOUTH CAROLINA COUNTY OF *Greenville* PROBATE PERSONALLY APPEARED BEFORE ME *Richard E. Carter* and made oath that he saw the within named *Jimmie Lee Pruitt and wife Betty J. Pruitt* sign, seal and as *Jimmie Lee Pruitt* act and deed before the within witness and that he with *J. Dianne Mitchell* 2nd Subscribing Witness witness of the execution hereof. Sworn to before me this 11th day of May AD. 19 76 *[Signature]* 1st Subscribing Witness Notary Public, S. C. (SEAL) MY COMMISSION EXPIRES MAY 12, 1978

STATE OF SOUTH CAROLINA COUNTY OF *Greenville* RENUNCIATION OF DOWER I, *Betty J. Pruitt*, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. *Betty J. Pruitt*, the wife of the within named *Jimmie Lee Pruitt*, 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 whatsoever, renounce, release, and forever relinquish unto the within named *Jim Walter Homes, Inc.* Heirs and Assigns, all her interest and estate, and also all her rights and claim of Dower, of in or to all and singular the Premises within mentioned and released.

Given under my hand and seal this 11th day of May AD. 19 76. *[Signature]* Notary Public, S. C. (SEAL) JUN 1 10 at 12:30 PM 21087 X21087X JUN 1 1976 RETURN TO: JIM WALTER HOMES, INC. P. O. BOX 22601 TAMPA, FLORIDA 33622 \$ 15,390.00 Lot = 0.96 A., Old Rutherford Rd., Chick Springs TP

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