

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 Mortgagor, then it shall be optional with Mortgagee to consider all unmatured indebtedness or liability 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 Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor 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 9th day of July A.D. 19 76.

*William L. Bingham* (SEAL)  
*Muriel Bingham* (SEAL)  
(SEAL)

Signed, Sealed and Delivered in the presence of

*Dianne Mitchell*  
1st Subscribing Witness

*Rick Carter*  
2nd Subscribing Witness

Lot 31, 116.00  
45-9710 A., Alhambra Blvd., Gaith TP

Filed for record in the Office of  
the R. M. C. for Greenville  
County, S. C. at 11:45 o'clock  
A.M. Aug. 2, 1976  
and recorded in Real Estate  
Mortgage Book 1374  
at page 272  
R.M.C. for C. Co., S. C.

*Jim Walter Homes, Inc.*  
*William L. Bingham*  
*Muriel Bingham*

AUG 2 1976  
K3107

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PERSONALLY APPEARED BEFORE ME *Dianne Mitchell* PROBATE  
and made oath that he saw the within named *William L. Bingham and wife Muriel Bingham*  
sign, seal and as *their* act and deed deliver the within written deed and that he with *Rick Carter*  
2nd Subscribing Witness

witnessed the execution thereof.

Sworn to before me this 9th day of July

A.D. 19 76  
*Richard C. Thomon* (SEAL)  
Notary Public, S. C.

MY COMMISSION EXPIRES 5/4/81.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, *Richard Thomason*, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. *Muriel Bingham*, the wife of the within named *William L. Bingham*, 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 *Jim Walter Homes, Inc.*, Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of in or to all and singular the Premises within mentioned and released.

*Muriel Bingham* (SEAL)

Given under my hand and seal this 9th day of July

A.D. 19 76  
*Richard C. Thomon*  
Notary Public, S. C.

MY COMMISSION EXPIRES 5/4/81.

(SEAL) RECORDED AUG 2 '76 At 11:45 A.M.

RETURN TO:  
JIM WALTER HOMES, INC.  
P. O. BOX 22601  
TAMPA, FLORIDA 33622

3107

RE 20  
4328 RV-23