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. 9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respecttive 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	30th day of December 1976
Signed, sealed, and delivered	
in the presence of:	some 31 & Keller (SEAL)
Bright C. August	(SEAL)
(Mineral Lumen	(SEAL)
The state of the s	,
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Probate
PERSONALLY appeared before me Beverly	C. Guest
made oath that he saw the within named James W	V. Skelton
	ed deliver the within written deed, and that he, with
James W. Fayssoux	witnessed the execution thereof.
day of December , A. D., 1976  My Commission Expires: 5-29-83	Beverly C. Aust
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Renunciation of Dower
I, James W. Fayssoux a	Notary Public for South Carolina, do hereby certify
unto all whom it may concern that Mrs. James W.	. Skelton
the wife of the within named James W. Skelton	1
she does freely, voluntarily and without any compuever, renounce, release and forever relinquish unto	
this 30th day of December	Mrs. Jame W. Skeeton

A. D., 19 76

My Commission Expires: 5-29-83