14. That in the event the mortgage shall be foreclosed, the Mortgagee [illegible] 45-88 through 45-90.1 of the 1962 Code of Laws of South Carolina as amended or any other [illegible]

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagee properly a portion of the indebtedness secured hereby [illegible] fail to make a payment or payments as required by the [illegible] payment or payments insofar as possible in order that the principal debt will not be [illegible]

2. That the Mortgagor shall hold and enjoy the above described premises until default [illegible] as set forth herein and it is the true intent of this instrument that if the Mortgagor shall faithfully perform all the terms, conditions and covenants of this mortgage and of the note secured hereby that then this mortgage shall cease and be of no force and effect, otherwise to remain in full force and effect.

It is mutually agreed that 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 be immediately due and payable and this mortgage may be foreclosed. Should any legal proceeding 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, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall then be due and payable, and shall at the option of the Mortgagee, on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

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

WITNESS the hand and seal of the Mortgagor this 15th day of August, 19 75

Signed, sealed and delivered in the presence of:

John S. Checos

[illegible] (SEAL)

Wynoka S. Beck (SEAL)

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he saw the within named Jerry Beck and Wynoka S. Beck

sign, seal and as their act and deed deliver the within written mortgage deed, and that he with the other witness subscribed witnessed the execution thereof.

SWORN to before me this the 15th day of August, A.D. 1975

[illegible] (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79

John S. Checos

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Dale K. Clark, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Wynoka S. Beck the wife of the within named Jerry Beck 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 Mortgagee, its successors 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.

GIVEN unto my hand and seal, this 15th day of August, A.D. 1975

[illegible] (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79

Wynoka S. Beck

Page 3

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