

14. That in the event this mortgage is null and void, the Mortgagee shall pay the balance of the debt secured by this mortgage through the 1972 Federal Tax for South Carolina, as amended, or any other applicable law.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee require a portion of the indebtedness secured by this mortgage and voluntarily fail to make a payment or payments as required by the terms and provisions hereof, the Mortgagee shall have the right to demand and receive payment or payments as far as possible, in such a manner that the principal debt will not be held in default.

2. That the Mortgagee shall hold and carry the above described premises and thereon, for this mortgage or the note secured hereby, until it is the true owner in good and lawful title, and that if the Mortgagee should die, the terms, conditions and covenants of this mortgage shall bind the heirs, assigns and family, that the Mortgagee shall be liable for all taxes and other charges to remain in full force and value.

It is mutually agreed that a release is a default under the terms of this mortgage in the event 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 action be instituted for the enforcement of this mortgage, or should the Mortgagee have to institute any suit to enforce this Mortgage, or the other provisions described herein, or should the debt secured hereby or any part thereof be placed in the hands of a court, or a law firm, or other agency, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be immediately and payable immediately, 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. Whichever said 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 Mortgagee this 18 day of August, 1975

Signed, sealed and delivered in the presence of:

[Handwritten signatures] (SEAL)
[Handwritten signature] (SEAL)
 (SEAL)
 (SEAL)

State of South Carolina
COUNTY OF GREENVILLE **PROBATE**

PERSONALLY appeared before me Pamela S. Mabry and made oath that

She saw the within named Robert D. Poole

and seal as his and did deliver the within written mortgage deed and that she with

P. Bradley Morrah, Jr. witnessed the execution thereof

SWORN to before me this 18 day of August, A.D. 1975
[Signature] Notary Public for South Carolina
 My Commission Expires 12/16/80

[Handwritten signature] (SEAL)

State of South Carolina
COUNTY OF GREENVILLE **RENUNCIATION OF DOWER**

1. P. Bradley Morrah, Jr., a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. Bonnie M. Poole

the wife of the within named Robert D. Poole did this day appear before me and separately and voluntarily execute this deed and declare that she does freely, voluntarily and without any compulsion, fraud, duress, or pressure, or any other cause, release and forever relinquish unto the within named Mortgagee, its executors and assigns, all her right, title and claim of Dower of in or to all and singular the premises within mentioned and released.

GIVEN unto my hand and seal this 18 day of August, A.D. 1975
[Signature] Notary Public for South Carolina
 My Commission Expires 12/16/80

[Handwritten signature] (SEAL)

18 at 3:48 P.M. 405

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