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O. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 60 from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the **fixed** time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

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, that then 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. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. 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 (including continuation of abstract) 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.

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

WITNESS our hand(s) and seal(s) this 29th		, 19 75
Signed, sealed, and delivered in presence of:	Jane Ju -	SEAL_
and the Wall	Name of the second of the seco	SEAL ;
At Helyout		SEAL ]
		SEAL_]
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  \$555		
Personally appeared before me Ann W. Hall and made oath that he saw the within-named R. Dane Esign, seal, and as their with John F. Wyatt	Freeman and Donna M. Freeman act and deed deliver the within deed, an witnessed the ex	ecution thereof.
Sworn to and subscribed before me this 29th	day of August	, 19 75
	My commission expires: 6/17/	79
STATE OF SOUTH CAROLINA (SS) R COUNTY OF GREENVILLE (SS)	ENUNCIATION OF DOWER	
I, John F. Wyatt  For South Carolina, do hereby certify unto all whom it may the wif  did the separately examined by me, did declare that she does to fear of any person or persons, whomsoever, renounced	y concern that Mrs. Donna M. Freeman e of the within-named R. Dane Freema is day appear before me, and, upon bein freely, voluntarily, and without any comp	ng privately and ulsion, dread, or
Cameron-Brown Company and assigns, all her interest and estate, and also all he		, its successors
gular the premises within mentioned and released.		** * *
	S. Marine C. American	[SEAL]
Given under my hand and seal, this 29th	day of August  Notary Public fe	, <sup>19</sup> 75
Received and properly indexed in and recorded in Book this Page County, South Carolina	Notáry Public for My commission expires: 6/17/79 day of	or South Carolina ) 19
		Clerk

5635