

be a breach of the condition of this mortgage, and shall render the whole unpaid portions of the mortgage debt immediately collectible at the option of mortgagee

And it is agreed by and between the said parties, that in case of default of payment under any of the conditions of the said obligation, for the space of three consecutive months, it shall be lawful for the said Home Building and Loan Association, of Spartanburg County, South Carolina, to begin legal proceedings, or, at its option, after three weeks publication in one of the newspapers of the City of Spartanburg, to sell the property hereby mortgaged at public auction, and to apply the proceeds of sale to the extinguishment of the debt under this mortgage, and the payment of all costs and expenses, including Attorney's fees, incurred by such sale, and the debt intended to be secured thereby, returning the overplus, if any to the said mortgagor unless the same shall be claimed by a judgment or other mortgage creditor of the said mortgagor and for the purpose of such sale the said mortgagor hereby appoints and constitutes the President of the said Home Building and Loan Association of Spartanburg County, South Carolina, and his Successors in Office, or assigns of said Corporation, or its Successors his Attorney or Attorneys for him and in his name, to execute and deliver proper titles to the purchaser or purchasers for the premises sold. This power of Attorney to remain in full force and to be irrevocable, either by myself or my heirs, executors and administrators, until the debt above mentioned shall have been discharged

And it is further agreed, by and between the said parties, that the mortgagor shall hold and enjoy the said premises until default of payment shall be made.

Witness my hand and seal this 28th day of June in the year of our Lord one thousand, nine hundred and twenty-eight and in the one hundred and fifty-second year of the Independence of the United States of America.