

the entire unpaid balance on the aforesaid Note shall become immediately due and collectible, and thereupon the aforesaid Mortgagee or owner of said Note shall have the authority and right to foreclose this Mortgage and sell the property immediately, either by institution of foreclosure suit or by selling said property, at public auction, for cash, at the Court House door of Greenville County after advertising said sale by posting a notice of the same at the Court House Door and at three other public places in said County and by publishing said notice once a week for four weeks in a newspaper, published in said County. In case of such sale, the proceeds of the same shall be applied; Firstly, to pay the expenses of the sale, including an Attorney's Fee in the amount of Ten percent; Secondly, to reimburse the Mortgagee any money expended to pay insurance premiums or taxes; Thirdly, to pay the balance on the aforesaid Note; and, Fourthly, to deliver the surplus, if any, to the Mortgagor or personal representatives. And it is agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt, secured hereunder, then and in that event the said Mortgagee, its successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described lands and personal property, who, after deducting all charges and expenses attending such proceedings and the execution of the said trustee as Receiver, shall apply the residue of the said rents, profits and other funds toward the payment of the said debt secured hereby. And it is further agreed by and between the parties that should legal proceedings be instituted for the foreclosure of this mortgage or for any property involving this mortgage or should the debt hereby secured be placed in the hands of an Attorney at Law for collection by suit or otherwise that all costs and expenses incurred by the Mortgagee, its successors and assigns, including reasonable counsel fees of not less than ten percent of the amount involved, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder. Provided always and it is the true intent and meaning of the parties to these presents, that if the said John O. Gresham, Jr. and wife, Nell M. Gresham, their heirs, executors, and administrators, shall pay or cause to be paid unto the said FCX Cooperative Service, Inc., its successors and assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said Mortgagee, its successors and assigns, according to the conditions and agreements of the said Note and of this Mortgage, then this Deed of Bargain and Sale shall cease, terminate and be void, otherwise, it shall remain in full force and virtue. And it is lastly agreed, by and between the said parties, that the said mortgagor, John O. Gresham, Jr. and