

mortgagor fail to pay any installment due on said indebtedness within thirty days after the same matures or fail to repay said ~~mortgage~~ ^{M.J.M.} any taxes, assessments, or insurance premiums advanced by it within thirty days after such advance, or breach any covenants of this mortgage or said note, said mortgagee, its successors or assigns may, at its option and without notice, declare the entire indebtedness due. The foregoing covenants and agreements are more fully set out in said note, the terms whereof are hereby made a part of this instrument, as are also all other covenants and agreements contained in said note.

In the event of any such default or breach of covenant, said mortgagee, its successors, assigns or attorneys may enter upon and take possession of said premises, collect the rents thereon, and foreclose on this mortgage.

The proceeds of any foreclosure sale are to be applied first to said indebtedness and expenses of sale and, the remainder, if any, to the said mortgagor. Said mortgagee, its successors and assigns, may bid and purchase at said sale. In the event of such sale, said mortgagor or any other persons in possession of said premises shall immediately become tenants holding over and subject to be summarily dispossessed. The powers herein granted are coupled with an interest and are irrevocable by death or otherwise, and are cumulative to other remedies now provided by law.

When the indebtedness hereby secured shall have been paid in full, the mortgagee will cancel and discharge these presents in the form provided by the applicable laws of South Carolina.

IN WITNESS WHEREOF the said mortgagor has hereunto set her hand and seal, this the 18th day of June, 1964.

Sarah Frances Cobb Mobley
SARAH FRANCES COBB MOBLEY

Signed, sealed and delivered

in the presence of:

L. Perry M. G. Whorter
Sarah G. [unclear]