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The Mortgage covenants and agrees as follows:  1. That should the Mortgager prepay a portion of the indebtedness secured by this mortgage and subsequently fall to make a poyment of payments as required by pick in order that the principal debt will not be held contractually delinquent.  2. That the Mortgager shall held and enjoy the above described premises until there is a default under this mortgage or the note secured hereby, and it is the turn senanting of this instrument that it the Mortgager shall be utterns, conditions, and coverants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterns, conditions or covenants of this mortgage, and of the mortgage, and of the Mortgager than the form of the Mortgage, and of the Mortgage than the terms, conditions or covenants of this mortgage, or of the coverants of this mortgage, and of the mortgage may be forecored and the form of the Mortgage, and a restorable of the mortgage and the forecolours of the Mortgage and the forecolours of the Mortgage and the forecolours of the Mortgage, and a restorable payment of the Mortgage, and a restorable that the forecolours of the Mortgage and the forecolours of the Mortgage, and a restorable to the Mortgage and the forecolours of the Mortgage and the forecolours of the Mortgage, or should the Mortgage become a party to say of the particular of the forecolours of the Mortgage, and a restorable that the policies of the particular of the Mortgage, and a restorable that the policies of the particular of the Mortgage, and a restorable that the policies of the Mortgage, and a restorable that the policies of the Mortgage, and a restorable that the policies of the Mortgage, and a restorable that the policies of the Mortgage, and a restorable to a signal that the delay of the particular of the mortgage deed, and that so the within the policy of the mortgage and the policy of the mortgage, the policy of the Mortg	11. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 45-88		
1. That should the Mortgagor persys a portion of the indebtedness secured by this mortgage and subsequently fall to make a population of payments a required by the sforesald promisery note, any such prosporated may be applied toward the missed payment or payments, insofar as possible, in order that the principal content of the mortgage and policy and policy the showed escribed members with three is a default in the mortgage, and of the note secured hereby, that then this mortgage shall be utterly not and void; otherwise to remain in full force and virtue.  It is mutually agreed that if there is a default in any of the mort secured hereby, that then this mortgage shall be utterly not assured the property of th	through 45-96.1 of the 1962 Code of Laws of South Carolina, as amended, or any other appraisance, as an entire of the 1962 Code of Laws of South Carolina, as amended, or any other appraisance, as a fine of the 1962 Code of Laws of South Carolina, as a minimum, or any other appraisance, as a fine of the 1962 Code of Laws of South Carolina, as a fine of the 1962 Code of the 1962		
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State of South Carolina  COUNTY OF GREENVILLE  PERSONALLY appeared before me. Peggy W. Poag and made oath that  S he saw the within named Ben C. Sanders  sign, seal and as. his act and deed deliver the within written mortgage deed, and that s he with  Luther C. Boliek witnessed the execution thereof  SWORN to before me this the  A D. 1969  Notary Public for South Carolina (SEAL)  Luther C. Boliek RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  I. Luther C. Boliek a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs.  Ben C. Sanders  Ben C. Sanders  Ben C. Sanders  Ben C. Sanders	It is mutually agreed that 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. 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 have in or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit in the premises 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 thereby, 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 contained shall bind, and the parties hereto. Wherever used, the singular shall in-		
Signed, sealed and delivered in the presence of:	15th	April 1969	
Ben C. Sanders  (SEAL)  State of South Carolina  COUNTY OF GREENVILLE  PERSONALLY appeared before me. Peggy W. Poag. and made oath that  s he saw the within named Ben C. Sanders.  sign, seal and as. his act and deed deliver the within written mortgage deed, and that s he with  Luther C. Boliek witnessed the execution thereof  SWORN to before me this the day of April A. D. 1969  Notary Public for South Carolina (SEAL)  Notary Public for South Carolina (SEAL)  Notary Public for South Carolina (SEAL)  Luther C. Boliek RES  State of South Carolina RENUNCIATION OF DOWER  Luther C. Boliek a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs.  Ben C. Sanders  Ben C. Sanders  Ben C. Sanders	WITNESS the hand and seal of the Mortgagor, this	uay or	
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(SEAL)  State of South Carolina COUNTY OF GREENVILLE  PERSONALLY appeared before me. Peggy W. Poag. and made oath that  She saw the within named  Ben C. Sanders  sign, seal and as. his act and deed deliver the within written mortgage deed, and that he with Luther C. Boliek  witnessed the execution thereof  SWORN to before me this the day of April	Tean W. Today	By C Sander (SEAL)	
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I. Luther C. Boliek , a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs.  Ben C. Sanders  Ben C. Sanders  The wife of the within named did this day appear before me and upon being privately and separately examined by me did declare that she does freely.	State of South Carolina JANUARY 1, 197Q		
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Ben C. Sanders  the wife of the within named did this day appear before me and upon being privately and separately examined by me did declare that she does freely.	I. Luther C. Boliek	, a Notary Public for South Carolina, do	
the wife of the within named	hereby certify unto all whom it may concern that Mrs.	reeda M. Sanders	
did this day appear before me, and upon being privately and separately examined by me did declare that she does freely.	B	en C. Sanders	
voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.			

GIVEN unto my hand and seal, this 15th day of April

Freeda M. Sanders

Notary Public for South Carolina

MY COMMISSION EXPIRE JANUARY T. 1970