10. It is agreed that the Mortgager 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 Mortgager shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, then sat the option of the mortgage, and of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager 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 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 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 Borrgay Carlos and expenses 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 Borrgay Carlos and expense in the aforesaid rate of interest on this obligation may from time

or me deet secured nereby, and may be recovered and collected nereunder.

11. THE BORROWER(s) agree (s) that the aforesald rate of interest on this obligation may, from time to time, at the discretion of the Association, be increased to the maximum rate per annum permitted to be charged from time to time by applicable South Carolina Law. Any increase in the interest rate herein set forth shall take effect 30 days after written notice of such increase has been mailed to the obligor at his (her, its, their) last known address. During said 30 day period, the obligar shall have the privilege of paying the obligation in full without penalty. In the event the interest rate of this obligation is adjusted as provided hereinabove-shall be increased so that this obligation will be paid in full in substantially the same time as would have occurred prior to such change in interest rate; however, should the term of the obligation be extended by reason of this adjustment, the makers, endorsers and their heirs, personal representatives, successors or assigns, shall remain obligated for the debt.

12. 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, the use of any gender shall be applicable to all genders, and the term "Mortgages" shall include any payee of the indebtedness, hereby secured or any transferee theref whether by operation of law or otherwise.

WITNESS The Mortgagor(s) hand and seal th	his 3rd day of October	19 69
Signed, sealed, and delivered in the presence of:	Jerry F. Blue	(SEAL)
William C. Ridley 1	/ Derry Ly Brue	(SEAL)
Marie of Speecherle	V	(SEAL)
		(SEAL)
	· · · · · · · · · · · · · · · · · · ·	(SEAL)
	the transfer of the state of th	(SEAL)
	appropriate and the second	(SEAL)
	1	(SEAL)
	* **	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE	
PERSONALLY appeared the undersigned we mortgagor(s) sign, seal and as the mortgagor's(s) (she, with the other witness subscribed above we should be subscribed above we should be subscribed above we should be subscribed.  SWORN to before me this the A. D. 19	) act and deed deliver the within mortgag	e and that

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto Travelers Rest Federal Savings & Loan Association, its successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 300

Recorded Oct. 6, 1969 at 3:31/P. M., #8247.