14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 45-88 through 45-96.1 of the 1962 Code of Laws of South Carolina, as amended, or any other appraisement laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

- 1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the aforesaid promissory note, any such prepayment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be held contractually delinquent.
- 2. That the Mortgagor shall hold and enjoy the above described premises until there is a default under this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- 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 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 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 respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

State of South Carolina COUNTY OF GREENVILE PERSONALLY appeared before me Mary S. Martin and made cath that Sign, seal and as his act and deed deliver the within written morgance deed, and that She with Joseph H. Earle, Jr. witnessed the execution thereof. SWORN to before me this the 14th day of October 7. Notary Public for South Carolina COUNTY OF GREENVILE RENUNCIATION OF DOWER RENUNCIATION OF DOWER RENUNCIATION OF DOWER ROBERT T. Gracely The wife of the within named and may cencern that Mrs. Mary E. Gracely The wife of the within named and upon being privisely and separately examined by me did devlare that she does freely, voluntarily and without are compalison after all of rost of my person of persons whomeover prenauter release and forever relimination unto the wall in appear of person and sepans, all her interest and estate, and also all ther rucht and claim of Dower of in or to all and or of the prenoves within mentioned and classed. (SEAL) Natury Public for South Carolina (SEAL)	WITNESS the hand and seal of the Mortgagor, this 14th	day of October 19 70
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