

BOOK 1374 PAGE 651

The Mortgagee further agrees that the mortgage and the note secured hereby shall be eligible for recording under the National Housing Act within 2 months from the date hereof (written statement of any officer of the Department of Housing and Urban Development or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the 2 months time from the date of this mortgage, declining to insure said mortgage and the mortgagee, being an insured lender, as proof of such insurability) the Mortgagee or the holder of the note secured hereby shall, at the option of the Mortgagee, be immediately due and payable.

It is agreed that the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. Prior to the recording 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 vit a. 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 Mortgagee to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagee waives the benefit of any appraisement laws of the State of South Carolina. 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 other cause, all costs and expenses, including continuation of abstracts 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 hereby, and may be recovered and collected hereunder.

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, and the use of any gender shall be applicable to all genders.

WITNESSETH OUR hands and seals this 21st day of July, 1976.

Signed, sealed, and delivered in presence of

James C. Blakely, Jr.
Francis K. Bagwell

James L. Long [SEAL]

Brenda S. Long [SEAL]

[SEAL]

[SEAL]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Frances K. Bagwell and made oath that he saw the within-named James L. Long and Brenda S. Long sign, seal, and as their act and deed deliver the within deed, and that deponent, with James C. Blakely, Jr. witnessed the execution thereof.

Francis K. Bagwell

Subscribed and sworn to before me this

21st day of July, 1976.

James C. Blakely, Jr.
My commission expires 11/9/81.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

James C. Blakely, Jr. Notary Public in and for the State of South Carolina do hereby certify that Mrs. Brenda S. Long the wife of the within-named James L. Long did this day appear before me, and, 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 or persons, renounce, release, and forever relinquish unto the within-named Aiken-Speir, Inc., its successors, heirs, executors, administrators, and assigns, all her right, title, and claim of dower of, in, or to all and singular premises therein described.

Brenda S. Long [SEAL]

21st day of July, 1976

James C. Blakely, Jr.
My commission expires 11/9/81.

Received and properly indexed in
and recorded Book No. Page
County, South Carolina.



Clerk
RECORDED JUL 30 '76
At 4:31 P.M.

W.A. 85:6 4A
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OCT 5
Re-RECORDED
6:29
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