

14. That in the event this mortgage shall be foreclosed, the Mortgagor expressly waives the benefits of Sections 1555 through 1556 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate law.

THE MORTGAGE 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 crass 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 entirely 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 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 herein, or should the debt secured hereby or any part thereof be placed in the hands of a 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 hereby, 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.

WITNESS the hand and seal of the Mortgagor, this 26th day of January, 1979.

Signed, sealed and delivered in the presence of:
John G. Cheson
Paul K. Boerna

PREMIER INVESTMENT CO., INC. (SEAL)
BY *Thomas M. ...* (SEAL)
President
(SEAL)
(SEAL)

State of South Carolina }
COUNTY OF GREENVILLE } **PROBATE**

PERSONALLY appeared before me the undersigned and made oath that he saw the within named Premier Investment Co., Inc., by its duly authorized officer

sign, seal and as his act and deed deliver the within written mortgage deed, and that he with the other witness subscribed witnessed the execution thereof

SWORN to before me this the 26th day of January, A.D. 1979
Paul K. Boerna SEAL
Notary Public for South Carolina
My Commission Expires 4/7/79

John G. Cheson

State of South Carolina }
COUNTY OF GREENVILLE } **RENUNCIATION OF DOWER**
corporate mortgagor

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. the wife of the within named did this day appear before me and upon being privately and separately examined by me, she has that she does freely, voluntarily and without any compulsion, constraint, or undue influence, hereby renounce, relinquish, and release all her right and claim of Dower of in or to all and singular the Premises within mentioned and included.

GIVEN under my hand and seal of this day of A.D. 1979
Notary Public for South Carolina (SEAL)
My Commission Expires

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