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 1982 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 indehtedness 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.

Signed, sealed and delivered in the presence of: Mathian F. Clayton	heirs, executors, administrators, successors, grantees, and assi plural, the plural the singular, and the use of any gender shall	igns of the parties hereto. Wherever used, the singular shall in be applicable to all genders.	clude the
Nathan F. Clayton (SEAL) State of South Carolina COUNTY OF GREENVILLE PERSONALLY appeared before me Nathan F. Clayton and Viola S. Clayton Mary S. Martin In and made oath that She saw the within named Nathan F. Clayton and Viola S. Clayton Sign, seal and as their act and deed deliver the within written mortgage deed, and that She with Joseph H. Earle, Jr. witnessed the execution thereof. SWORN to before me this the Bth. December A. D., 1970. (SEAL) Notary Public for South Carolina My Commission Expires Aug 14, 1979 State of South Carolina COUNTY OF GREENVILLE 1. Joseph H. Earle, Jr. A Notary Public for South Carolina object of the within marted did this day appear before me, and, upon being provided and whom the work of the within named did this day appear before me, and, upon being provided and whom the very retinguish mith the within named did this day appear before me, and, upon being provided and whom the very retinguish mith the within and without any companion deed or found of previous whomover promouse release and horseyn rehangingh mith the within named without any companion deed or found of previous whomover promouse release and horseyn rehangingh mith the Demices within mentioned and released.	WITNESS the hand and seal of the Mortgagor, this	8th, day of December,	19. 70
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Aug. 14 1979 J	Aug. 14, 1979	Viola S. Clayton	¢
Recorded Dec. 9, 1970 at 4:40 P. M., #13638.	Vice Configuration Configuration	м., #13638.	b