. 1974.

February

day of

It is agreed that the Mortgagor 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 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. 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. The Mortgagor 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 otherwise, all costs and expenses (including continuation of abstract) 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 mure 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.

WITNESS our hand(s) and seal(s) this 21st	day of February , 1974.
Signed, sealed, and delivered in presence of:	Bhomes I SEAL
Jone W. Faymong	Coursell State SEAL
Brown & Kirdai	SEAL
	SEAL
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE SSS:	
Personally appeared before me Brenda B. Kenda and made oath that he saw the within-named Cornell A. sign, seal, and as their with James W. Fayssoux	act and deed deliver the within deed, and that deponent, witnessed the execution thereof.
	pomit mani
Sworn to and subscribed before me this	21st day of February , 19 74
	Notary Public for South Carolina My commission expires: May 29, 1983
CTATE OF COUTH CAROLINA	NUNCIATION OF DOWER
I, James W. Fayssoux for South Carolina, do hereby certify unto all whom it may , the wife , did this	, a Notary Public in and concern that Mrs. Johnnie M. Gray of the within-named Cornell A. Gray advantage and appear before me, and, upon being privately and
separately examined by me, did declare that she does for fear of any person or persons, whomsoever, renounce, Collateral Investment Company	eely, voluntarily, and without any compulsion, dread, or
Given under my hand and seal, this 21st	day of February , 1974
Received and properly indexed in and recorded in Book this Page , County, South Carolina	Notary Public for South Carolina My commission expires: May 29, 1983 day of 19
	Clerk

20886

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