

4. That in case of a default in payment of the principal sum or interest or taxes or other charges against the Mortgaged Property, the same may be foreclosed by suit in equity or law, or traced.

5. That at time of foreclosure or sale and payment of the costs of sale, the same shall be paid over to the court, and the same shall be applied first to the payment of the taxes and premiums including a reasonable rental to be fixed by the Court, and the costs of sale, and then to the payment of all charges and expenses attending such proceeding, and the remainder of the proceeds of such sale, if any, shall be paid to the Mortgagor.

6. That if there is a default in any of the terms and conditions of the note or of the above named Deed, then, at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagee, shall be paid to the Mortgagee, and this mortgagee shall be entitled to sue for the recovery of the same, and the same shall become a part of the obligation of this Mortgage, to the full amount of the principal and interest, or any part thereof, so placed in the hands of the Mortgagee at law for the recovery of the same, and the Mortgagee, and a reasonable attorney fee, shall then be entitled to sue for the recovery of the same, of the Mortgagor, as a part of the debt so named herein, and may be recovered and collected hereunder.

7. That the Mortgagor shall hold subject to this note and mortgage, all the rights, title, covenants and conditions of the mortgage, and of the note so held hereby, that then the same shall still be valid and in full force and virtue.

8. That the covenants herein contained shall bind, and the heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of the gender shall be applicable to all genders.

9. If the mortgagor should convey the property or any interest therein to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain any interest in the property, or should any party obtain an interest by attachment or any means other than inheritance (or will), the entire principal balance with interest and service charge securing thereof, shall become immediately due and payable at option of the mortgagee.

10. Mortgagee shall be entitled to receive any sums which have accrued or may be awarded to mortgagee for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagee for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagee upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option of mortgagee, to collect for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

11. If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

WITNESS the Mortgage is made and sealed this 27th day of June 1975

SIGNED, sealed and delivered in the presence of:

M. Florence

Grady A. Stowe

(SEAL)

Bertie G. Stowe

(SEAL)

Bertie G. Stowe

(SEAL)

Bertie G. Stowe

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

I, the undersigned Notary Public, do hereby certify into all who may care to come, that the within named mortgagee, general and special agent and does deliver the within instrument to me, Notary Public, at the office or office as is recorded above, witnessed the execution thereof.

SWORN to before me this 27th day of June 1975

M. Florence

(SEAL)

Notary Public for South Carolina
My Commission Expires

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify into all who may care to come, that the undersigned, wife, widow of the above named Mortgagee, doth hereby renounce, and disclaim all property, joint or separate, and separately, re-changed by me, and declare that she has freely, voluntarily, and without any compulsion, doth disclaim of any person whatsoever, release, release and forever release, and the mortgagee, and the mortgagee's heirs or executors, or assigns, all her interest and estate, and all her right and claim of dower, or any and all her interest in the premises as then mentioned and described.

GIVEN under my hand and seal this

27th day of June 1975.

Bertie G. Stowe

(SEAL)

Notary Public for South Carolina
My Commission Expires

128

At 3:39 P.M.

75

T-2197 #96

TO

GRADY A. STOWE and
BERTIE G. STOWE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

C N Mortgagors, Inc.

Date 1st day of July

Time 75 AM 3:39 PM

Place 2343 1/2 Mortgagors Inc., Inc.

AN 228

Signature of Notary Convenant Greenville
for 9, 10, 11, 12
Lot 27 Rutledge Ave.

TYLER & TYLER

X128

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