

14. That in the event this mortgage shall be foreclosed, the Mortgagor agrees to waive the benefits of Sections 45-88 through 45-961 of the 1972 Code of Laws of South Carolina as amended or any other subsequent laws.

#### THE MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor pay less a portion of the indebtedness secured by this note than is due and payable, or fail to make a payment or payments as required by the above described promissory note, any such payment or payments shall be applied toward the unpaid principal debt until the principal debt is paid in full.

2. That the Mortgagor shall hold and enjoy the above described premises until there is a default in the payment of the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor fails to pay the sum of the terms and taxes and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be null and void and otherwise to remain in full force and virtue.

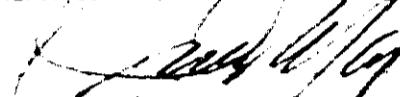
It is mutually agreed that if there is a default in any of the terms and conditions contained in the note or in any of the debt secured hereby, then at the option of the Mortgagor all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party to any suit involving this Mortgage or the title to the property 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 Mortgagor and a reasonable attorney's fee shall then be paid by the Mortgagor, due and payable immediately on demand at the option of the Mortgagor, as a part of the debt secured thereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall bind and the benefits and advantages shall come 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

2nd day of July, 19 75

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Sidney L. Jay

  
(SEAL)  
Lloyd Wakefield

(SEAL)

(SEAL)

(SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me

Sandra L. Newton

and made oath that

I do see the within named **Lloyd Wakefield**

sign, seal and as his act and deed deliver the within written mortgage deed, and that I do witness the execution thereof.

**Sidney L. Jay**

witnessed the execution thereof.

SWORN before me this 2nd  
day of July, A. D. 19 75  
Notary Public for South Carolina  
(SEAL)  
My Commission Expires 10/20/79

  
Sandra L. Newton

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I,

**Sidney L. Jay**

, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

**Elmar P. Wakefield**

the wife of the within named **Lloyd Wakefield**, 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 whatsoever, renounce, release and forever relinquish unto the within named Mortgagor, its successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN unto my hand and seal, this  
day of July, A. D. 19 75  
(SEAL)  
Notary Public for South Carolina  
(SEAL)  
My Commission Expires 10/20/79

  
Elmar P. Wakefield