14. That in the event this mortgage shall be foreclosed, the M[illegible] shall be entitled to an attorney's fee as provided by Section 45-88 thereof, 45-90.1 of the 1962 Code of Laws of South Carolina as amended or any other applicable law.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage and shall thereafter default in regular payment or payments as required by the aforesaid promissory note, any such payment or payments made prior to the scheduled payment or payments shall be applied by the Mortgagee in such manner as possible so as to keep the principal debt secured hereby current with the payments.

2. That the Mortgagor shall hold and enjoy the above described premises until default of payment of the note secured hereby, and it is the true meaning of this contract that if the Mortgagor shall pay the said note and all other sums secured hereby in accordance with the terms of said note and shall perform the covenants of this mortgage and of the note secured hereby, that then this mortgage and all rights herein granted shall cease and be canceled; but otherwise to remain in full force and virtue.

It is mutually agreed that if there is a default in any of the terms of the note secured hereby, or any part thereof, or any of the covenants of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall be immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted by the Mortgagee to enforce the payment of the note or any part thereof, 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 then immediately become due and payable, and shall be recoverable by action 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. Whenever 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 15th day of July, 19 75

Signed, sealed and delivered in the presence of:

Dale H. Clark

Deborah H. Garrison

JOE E. HAWKINS ENTERPRISES, INC.

BY: [illegible] (SEAL)
President

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that

She saw the within named Joe E. Hawkins as President of Joe E. Hawkins Enterprises, Inc.

sign, seal and as his act and deed deliver the within written mortgage deed, and that she with

witnessed the execution thereof

SWORN to before me this the 15th
day of July, A. D., 19 75
Dale H. Clark (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79

Deborah H. Garrison

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

NOT APPLICABLE

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, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Mortgagee, 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 , A. D., 19
(SEAL)
Notary Public for South Carolina
My Commission Expires

RECORDED JUL 16 '75 At 3:08 P.M. # 1590

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