

134-99

14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 45-88 through 45-96½ of the 1962 Code of Laws of South Carolina, as amended, or any other appurtenant laws.

THE MORTGAGEE, COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor fail to pay a portion of the indebtedness secured by this mortgage, and subsequently fail to make a payment of payments as required by the original promissory note, any such payment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be held continually 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 fail to perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be forthwith 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should an legal proceeding 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 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 Mortgagor, and a reasonable attorney's fee, shall thereafter become due and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured thereby, and may be recovered and collected hereunder.

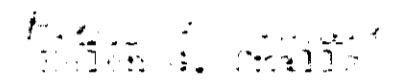
It is further agreed that the covenants herein contained shall bind, and the benefits and advantages shall accrue to, the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagor, this 16th day of July, 1975.

Signed, sealed and delivered in the presence of:



Barbara H. Cobb



Helen J. Small

(SEAL)

(SEAL)

(SEAL)

(SEAL)

**State of South Carolina
COUNTY OF GREENVILLE**

PROBATE

PERSONALLY appeared before me Barbara H. Cobb and made oath that
I do now see the within named Helen J. Small

sign, seal and affix my hand and seal deliver the within written mortgage deed, and that I do witness the execution thereof.

SWORN to before me this the 16th day

of July, A.D. 1975
Notary Public for South Carolina

My Commission Expires 21st Oct 75

**State of South Carolina
COUNTY OF GREENVILLE**

**Mrs. BARBARA H. COBB - WOMAN MORTGAGOR
RENUNCIATION OF DOWER**

, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

the wife of the within named

that she do appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, doth renounce, release, and forever relinquish unto the within named Mortgagor, its successors and assigns, all her interest and estate, and all other 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

Notary Public for South Carolina

My Commission Expires

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JULY 17 1975 At 2:14 P.M.

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