

and place of such sale once a week for four weeks immediately preceding such sale (but without regard to the number of days) in a newspaper published in the County where the land lies, or in the paper in which the Sheriff's advertisements for such County are published, all other notice being hereby waived by Mortgagor, and Mortgagee (or any person on behalf of Mortgagee) may bid and purchase at such sale and thereupon execute and deliver to the purchaser or purchasers at such sale a sufficient conveyance of said premises in fee simple, which conveyance may contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends, and Mortgagor hereby constitutes and appoints Mortgagee the agent and attorney in fact of Mortgagor to make such recitals, and hereby covenants and agrees that the recitals so made by Mortgagee shall be binding and conclusive upon Mortgagor, and that the conveyance to be made by Mortgagee shall be effectual to bar equity of redemption of Mortgagor in and to said premises, and Mortgagee shall collect the proceeds of such sale, and after reserving therefrom the entire amount of principal and interest due, together with the amount of taxes, assessments and premiums of insurance or other payments theretofore paid by Mortgagee, with eight (8%) per cent per annum thereon from date of payment, together with all costs and expenses of sale, including reasonable attorney's fees (of not less than fifteen (15%) per cent per annum of the aggregate amount due if permitted by law), shall pay any over-plus to Mortgagor as provided by law. And it is further AGREED that the power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise and are granted as cumulative to the remedies for collection of said indebtedness provided by law; and that in case of a sale as hereinbefore provided, Mortgagor, or any person in possession under Mortgagor, shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale, or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over.

AND IT IS AGREED that whenever the terms "Mortgagor" or "Mortgagee" are used in this instrument, such terms shall be deemed to include the respective heirs, administrators, executors, successors and assigns of the parties hereto; and that all title, interest, rights and powers herein granted to the Mortgagee shall inure to and include his, her, or its heirs, administrators, executors, successors and assigns, and that all obligations herein imposed on the Mortgagor shall extend to and include Mortgagor's heirs, administrators, executors, successors and assigns.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor shall pay or cause to be paid unto the said Mortgagee, the said debt with the interest thereon, if any shall be due, and also all sums of money paid by the said Mortgagee, according to the conditions and agreements of the said note and of this mortgage, then this deed of bargain and sale shall cease, determine and be void, otherwise shall remain of full force and virtue. And it is lastly agreed by and between the said parties, that the said Mortgagor is to hold and enjoy said premises until default of payment shall be made.

WITNESS our hands and seals, this 25th day of July in the year of our Lord, one thousand, nine hundred and Sixty One, and in the one hundred and Eighty Fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED in the presence of:  
L. R. Gantt  
J. A. Outlaw  
Joe Sweeney I.S.  
Beatrice P. Sweeney I.S.

STATE OF SOUTH CAROLINA  
County of Greenville

PERSONALLY APPEARED BEFORE ME, L. R. Gantt  
and made oath that he saw the within named Joe Sweeney  
and Beatrice P. Sweeney sign, seal and as their act and deed, deliver the within  
written deed; and that he, with J. A. Outlaw, with  
witnessed the execution thereof.

SWORN to before me this Twenty Fifth day of July, 1961.  
L. R. Gantt I.S.  
Notary Public for South Carolina