11. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 45-88 through 45-96.1 of the 1962 Code of Laws of South Carolina, as amended, or any other appraisement laws.

The Mortgagee covenants and agrees as follows:

- 1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the aforesaid promissory note, any such prepayment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be held contractually 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 fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly 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 Mortgagee, all sums then owing by the Mortgagor to the Mortgagee 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 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 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 inure to, the respective heirs, executors, administrators, successors, 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.

Signed, sealed and delivered in the presence of: Addick H. G. Sanders Seal.	WITNESS the hand and seal of the Mortgagor, this5	th day of November 19.70
State of South Carolina COUNTY OF GREENVILLE PERSONALLY appeared before me. Mary S. Martin. and made outh that S. he saw the within named. Ben C. Sanders sign, seal and as his act and deed deliver the within written mortgage deed, and that S. he with Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th August Public for South Carolina (SEAL) Notary Public for South Carolina (SEAL) MY Commission Expires: Nov. 19, 1979 State of South Carolina (SEAL) COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named did this day appear before me, and, upon being privately and separately examined by me, did declific that she does freely voluntarily and without any computation, dread or fear of any persons whomsoever, renounce, release and forever requiring any short of in or to all and angular the Premises within mentioned and released. GIVEN unto my hand and seal, this 5th day of November A. D. 19 70 Freeda M. Sanders Freeda M. Sanders Freeda M. Sanders	Signed, sealed and delivered in the presence of:	.•
State of South Carolina COUNTY OF GREENVILLE PERSONALLY appeared before me. Mary S. Martin. and made outh that S. he saw the within named. Ben C. Sanders sign, seal and as his act and deed deliver the within written mortgage deed, and that S. he with Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th August Public for South Carolina (SEAL) Notary Public for South Carolina (SEAL) MY Commission Expires: Nov. 19, 1979 State of South Carolina (SEAL) COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named did this day appear before me, and, upon being privately and separately examined by me, did declific that she does freely voluntarily and without any computation, dread or fear of any persons whomsoever, renounce, release and forever requiring any short of in or to all and angular the Premises within mentioned and released. GIVEN unto my hand and seal, this 5th day of November A. D. 19 70 Freeda M. Sanders Freeda M. Sanders Freeda M. Sanders	Patrick U. Gran	Bu C. Sandan (SPAI)
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State of South Carolina COUNTY OF GREENVILLE PERSONALLY appeared before me. Mary S. Martin. and made oath that S. he saw the within named. Ben C. Sanders sign, seal and as his act and deed deliver the within written mortgage deed, and that S. he with Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th November A. D., 19.70 Mary Public for South Carolina (SEAL) Notary Public for South Carolina RENUNCIATION OF DOWER COUNTY OF GREENVILLE 1, Patrick H. Grayson, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named. Ben C. Sanders the wife of the within named. Ben C. Sanders the wife of the within named. Ben C. Sanders did this day appear before me, and, upon being privately and separately examined by me, did decline that the does freely, 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 5th Article Articles and Sanders Notary Public for South Carolina (SEAL) Notary Public for South Carolina (SEAL) Notary Public for South Carolina (SEAL)		(CTAY)
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PERSONALLY appeared before me Mary S. Martin and made oath that S. he saw the within named Ben C. Sanders Sign, seal and as his act and deed deliver the within written mortgage deed, and that S he with Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th day of November A. D. 19.70 Notary Public for South Carolina My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders 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 religiously into the within named Mortgage, its successors and assignment of the minister and also all her right and claim of Dower of, in or to all and singular the Frentises within mentioned and released. GIVEN unto my hand and seal, this 5th day of November A. D. 19.70 Freeda M. Sanders Freeda M. Sanders Freeda M. Sanders	· ·	PROBATE
S. he saw the within named Ben C. Sanders sign, seal and as his act and deed deliver the within written mortgage deed, and that S he with Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th May of November A D, 19 70 Notary Public for South Carolina My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. RENUNCIATION OF DOWER COUNTY of Greenville I. Patrick H. Grayson, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders 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 treely, voluntarily and without any compulsion, dread or fear of any person or persons whosever, renounce, release and forever relinquish unto the within named Mortgage, 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 5th day of November A D, 19 70 Freeda M. Sanders Freeda M. Sanders Notary Public for South Carolina (SEAL)		0.25
sign, seal and as his act and deed deliver the within written mortgage deed, and that S he with Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th Movember A. D., 19-70 My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named did this day appear before me, and, upon being privately and separately personal by me, did deel for that the does freely voluntarily and whom any compulsion, dead or fear of any 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 5th November A. D., 19-70 Freeda M. Sanders	PERSONALLY appeared before meWary	S. Wartin and made oath that
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Patrick H. Grayson, Jr. witnessed the execution thereof. SWORN to before me this the 5th	hic	
SWORN to before me this the 5th day of November A. D., 19.70 Notary Public for South Carolina My Commission Expires: Nov. 19, 1979 State of South Carolina RENUNCIATION OF DOWER COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. , a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders 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 Mortgage, 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 5th November A. D., 19.70 Mathalla A. G. (SEAL) Notary Public for South Carolina (SEAL)	sign, seal and asact and deed deliver the w	rithin written mortgage deed, and that S he with
My Commission Expires: Nov. 19, 1979 State of South Carolina My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I, Patrick H. Grayson, Jr, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named	Patrick H. Grayson, Jr.	witnessed the execution thereof.
My Commission Expires: Nov. 19, 1979 State of South Carolina My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I, Patrick H. Grayson, Jr, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named	5+h	
Notary Public for South Carolina My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I. Patrick H. Grayson, Jr. , a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders 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 5th day of November , A. D. 19 70 Freeda M. Sanders Freeda M. Sanders (SEAL)		May D. Matte
My Commission Expires: Nov. 19, 1979 State of South Carolina COUNTY OF GREENVILLE I, Patrick H. Grayson, Jr., a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named Ben C. Sanders 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 5th Movember , A D, 19 70 Freeda M. Sanders Freeda M. Sanders		
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I. Patrick H. Grayson, Jr. , a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Freeda M. Sanders the wife of the within named Ben C. Sanders 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 5th day of November A. D. 19 70 Freeda M. Sanders Notary Public for South Carolina (SEAL)	- · · · · · · · · · · · · · · · · · · ·	RENUNCIATION OF DOWER
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GIVEN unto my hand and scal, this 5th day of November , A. D., 1970 Freeda M. Sanders Notary Public for South Carolina (SEAL)	relinquish unto the within named Mortgagee, its successors ar	nd assigns, all her interest and estate, and also all her right and
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Notary Public for South Carolina (SEAL)	GIVEN unto my hand and seal, this 5111 70	Dista me Sankaral
Notary Public for South Carolina (SEAL)	day of November , A. D., 19.70	Freeda M. Sanders
	Notary Public for South Carolina (SEAL)	
	My Commission Expires: Nov. 19. 1979)

Recorded Nov. 6, 1970 at 2:50 P. M., #11055.

