BBOK 1178 PASE 228

b.

14. 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 within 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 Mortgager 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 thereupon become due and payable immediately or on demand, at the option of the Mortgagee, 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 incure 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 Mo	ortgagor, this13	th day of	January_		, 197.];
Signed, sealed and delivered in the presence	of:				
Main My.		1	7	111	, , ,
/			hmes (
Tramer B. Nall	Zelow	Li	izginia 2	(Holmes	(SEAL)
·					(SEAL)
·	·				(SEAL)
State of South Carolina COUNTY OF GREENVILLE	}	PROBATE /	~		
PERSONALLY appeared before me	John M.	. Dillard		and m	anda anth that
					ade oath that
he saw the within named ITIOMA	s C. Holmes	s and Virgin	ila L. HOIM	es .	
		1			
,,,					***************************************
sign, seal and as their act and	deed deliver the v	within written mortgas	ge deed, and that	he with	
Frances B. Holtzclaw		witnessed the exe	cution thereof.		
	3 th	`		ž.	Ang. A
on other to below you had the	. A-D. 19 71	1	dos a	۸. <u>؛</u>	
Francis B. Val	Luciano		John O	May	*****
Notary Public for South Caro My Compulsion Expires 9/15/					
My Comprission Expires 9/15/		/			
State of South Carolina		RENUNCIATION	ร กตามกนาตน		_
COUNTY OF GREENVILLE	∮ .	· · · · · · · · · · · · · · · · · · ·	OF DOWER	··	
Frances	⊢ s B⊾ Holtzo	claw		,	
1,		***************************************	, a Nota	ry Public for South	Carolina, do
hereby certify unto all whom it may concern	that Mrs. VIrg	ginia L. Hol	mes	·	·
the wife of the within named	TH	nomas C. Hol	mes	1	•
did this day appear before me, and, upon be and without any compulsion, dread or fear c within named Mortgagee, its successors and a and singular the Premises within mentioned a	eing privately and of any person or pe assigns, all her intere	separately examined bersons whomsoever, re	oy me, did declare enounce, release ar	id forever relingi	rish unto the
v .	904				
CIVEN unto my hand and seal, this	13th	,, ,		ii a	1.
day of January	A. D., 19 71	Uligin	in of. A	blines)	
Notary Public for South Card	(SEAL)				
My Commission Expires 5 9/15/79	<u> </u>)) (A)