

9. That, in the event of the Mortgagor's default under this Mortgage, the Mortgagee shall have the right to foreclose and to sell the premises hereunder, and in any event to sue for the amount of the debt secured hereby, and to take a substitution of value, and to sue for the amount of the debt secured hereby.

10. It is agreed that the Mortgagor shall not be liable for interest on any amount in default under this mortgage or in the amount of the debt secured hereby, if the Mortgagor shall fully perform all the terms, conditions and covenants of this mortgage and note secured hereby, this mortgage shall be void and null and of no effect, and the debt secured hereby shall become immediately due and payable and the mortgagee may institute legal proceedings to be instituted for the enforcement of this mortgage, and the Mortgagor shall be liable to any suit involving this Mortgage or the title to the premises hereunder, and the debt secured hereby, or any part thereof, in the hands of an attorney at law for collection, or for otherwise, all costs and expenses incurred by the Mortgagee, and the mortgagee's attorney, and the debt secured hereby, and may be recovered and collected hereunder.

10. The covenants herein contained shall bind, and the benefits and advantages shall hereof, the respective heirs, executors, administrators, successors, and assigns of the parties hereto, and the singular number shall include the plural, the plural the singular, the sex of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any person or persons who may be secured or any transferee thereof whether by operation of law or otherwise.

WITNESS The Mortgagor(s) hand and seal this 29th day of January 1971.

Signed, sealed, and delivered

in the presence of:

R. V. DeVane  
J. C. Pruitt Agnew

G. W. Darby  
G. W. Darby

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF ANDERSON

PERSONALLY appeared before me R. V. DeVane  
made oath that he saw the within named G. W. Darby  
sign, seal and as his act and deed deliver the within written deed, and that he, with

J. C. Pruitt Agnew witnessed the execution thereof.

SWORN to before me this the 29th day of January A. D. 1971.

R. V. DeVane

J. C. Pruitt Agnew  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires April 4, 1979

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGOR IS UNMARRIED  
RENUNCIATION OF DOWER

I, \_\_\_\_\_ a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs.

the wife of the within named G. W. Darby

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 SALUDA VALLEY FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors, and assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal,

this \_\_\_\_\_ day of January  
A. D. 1971.

(SEAL)  
NOTARY PUBLIC FOR SOUTH CAROLINA

Recorded Feb. 2, 1971 at 12:36 P. M., #17875.