

It is further covenanted and made of the essence hereof that in case of default for five days in the performance of any of the covenants herein on the part of the Mortgagor, then it shall be optional with Mortgagee to consider all unmatured indebtedness or liability secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice or declaration of said option, and Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby or to foreclose the lien hereof.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent default.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 31th day of March A.D. 1961

J. F. Hipps (SEAL)
Lois Hipps (SEAL)

Signed, Sealed and Delivered in the presence of
Elizabeth T. Stokes (Witness)
Theron G. West (Witness)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville PROBATE

PERSONALLY APPEARED BEFORE ME Theron G. West
and made oath that he saw the within named J. F. Hipps & Lois Hipps his wife
sign, seal and as thrie act and deed deliver the within written deed and that he with
Elizabeth T. Stokes, witnessed the execution thereof

Sworn to before me this 31th day of March
A.D. 1961
John H. Kellett (SEAL)
Notary Public, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville RENUNCIATION OF DOWER

I, John Kellett, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Lois Hipps, the wife of the within named J. F. Hipps, 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 Jim Walter Coppe, its Heirs 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.

Lois Hipps
Given under my hand and seal this 31th day of March
A.D. 1961
John H. Kellett (SEAL)
Notary Public, S. C.

Recorded April 6, 1961 at 9:30 A. M. #24597

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 9:30 o'clock A.M. April 6, 1961 and recorded in Real Estate Mortgage Book 854 at page 169

5107.20
1 acre Sherrin Sp.

R.M.C. for G. Co., S. C.