

his Heirs, Executors, Administrators or Assigns, together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that Arthur L. Dempsey, his heirs and assigns are to hold and enjoy the said Premises until default of payment shall be made.

AND IT IS FURTHER AGREED AND COVENANTED between the said parties, that in case the debt secured by this Mortgage, or any part thereof, is collected by suit or action, or this Mortgage be foreclosed, or put into the hands of an Attorney for collection, suit, action or foreclosure, or in the event of the foreclosure of any mortgage, prior or subsequent to this mortgage, in which proceeding this mortgagee is made a party, or in the event of the bankruptcy of the mortgagor, or in assignment by the mortgagor for the benefit of creditors, the said Mortgagor, his Heirs, Executors, Administrators or Assigns, shall be chargeable with all costs of collection, including Ten (10%) per cent, of the principal and interest on the amount involved as Attorney's fee, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured, and may be recovered in any suit or action hereupon or hereunder.

Witness my Hand and Seal, this 14th day of June 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

*J. Monroe Dill*  
*Marie D. Adams*

*Arthur L. Dempsey* (L. S.)  
Arthur L. Dempsey (L. S.)

The State of South Carolina,

COUNTY OF GREENVILLE

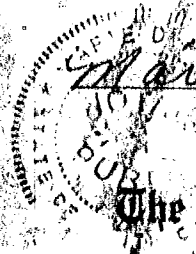
PERSONALLY appeared before me, J. Monroe Dill

and made oath that he saw the within-named Arthur L. Dempsey sign, seal and as his

act and deed, deliver the within-written Deed; and that he with Marie D. Adams witnessed the execution thereof.

SWORN to before me, this 14th day of June, A. D. 19 61

*J. Monroe Dill*



NOTARY PUBLIC FOR S. C.  
MY COMMISSION EXPIRES AT THE PLEASURE OF THE GOVERNOR.

The State of South Carolina,

COUNTY OF GREENVILLE

I, Marie D. Adams, Notary Public for South Carolina

do hereby certify unto all whom it may concern that Mrs. Virginia S. Dempsey the wife of the within-named Arthur L. Dempsey 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 Modern Homes Construction Co., 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.

Given, under my Hand and Seal this 14th day of June Anno Domini 19 61

*Marie D. Adams* (L. S.) *Virginia S. Dempsey*  
Notary Public, My Commission expires at the Pleasure of the Governor. Virginia S. Dempsey



Recorded July 14, 1961 at 10:00 A.M. #1676