

AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this mortgage, or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the mortgagee,

its successors or assigns, including a reasonable counsel fee (of not less than ten per cent. of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagee, heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee, its successors

OUR certain attorneys or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee its successors

or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, and the conditions hereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor to hold and enjoy the said premises until default of payment shall be made.

WITNESS OUR Hand and Seal, this 1st day of December in the year of our Lord one thousand nine hundred and Sixty One and in the one hundred and Eighty sixth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of Elmer C. Benton Lillie G. Benton

STATE OF SOUTH CAROLINA, GREENVILLE County BEFORE ME personally appeared Lloyd Brooks

and made oath that he saw the within named Elmer C. Benton and Lillie G. Benton sign, seal, and as their act and deed, deliver the within written Deed; and that he with

R. H. Trammell witnessed the execution thereof Sworn to before me, this 1st

day of December A. D. 1961 Notary Public for South Carolina

STATE OF SOUTH CAROLINA, GREENVILLE County

I, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Lillie G. Benton the wife of the within named Elmer E. Benton 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

Better-Bilt Construction Corp. 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 1st day of December A. D. 1961 Lillie G. Benton Notary Public for South Carolina