

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 William Clarence Ferguson, 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 29th day of October in the year of our Lord one thousand nine hundred and sixty-two and in the one hundred and EIGHTY-SEVENTH year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

H.R. Biddis
L.W. McPherson

William Clarence Ferguson
William Clarence Ferguson (L.S.)
William Clarence Ferguson (L.S.)

Signature and Seal acknowledged in the presence of: Gene R. Browning
Curtis Terry

#17714

The State of South Carolina,

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY APPEARED before me Gene R. Browning and Curtis Terry, who each on oath said that William Clarence Ferguson did point to and acknowledge in their presence, and in the presence of each other, the above signature and seal to the above mortgage heretofore recorded in the office of the R. M. C. for Greenville County in Mortgage Book 911 at page 219, and acknowledge the same to be his hand and seal, and that he did further in their presence, and in the presence of each other, acknowledge that he did sign, seal and as his act and deed, deliver the foregoing mortgage for the uses and purposes therein mentioned, and he did request them to subscribe the instrument as witnesses.

SWORN to before me this 27th day of May, 1964.

Gene R. Browning
Curtis Terry

Charles Z. Kewb (LS)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, Curtis Terry, do hereby certify unto all whom it may concern that Mrs. Cecelia Ferguson, the wife of the within-named William Clarence Ferguson, 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 Company, its Successors 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 my hand and seal this 27 day of May, 1964.

SWORN to before me this 27 day of May, 1964.

Cecelia Ferguson (LS)

Curtis Terry (LS)
Notary Public for South Carolina.