

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Description Continued)

being the northern boundary of Fountain Inn-Simpsonville Country Club property and running N. 87-22 W. 574.6 feet to iron pin; thence N. 30-15 W. 520 feet to iron pin; thence S. 63-20 W. 332 feet to iron pin on edge of said road; thence along said road S. 3-15 E. 241 feet; thence S. 18-22 W. 90 feet to iron pin, being the point of beginning.

This is a portion of the property as conveyed to F. A. Hunter by deed recorded in Deed Book 328, page 33, in the R.L.C. Office for Greenville County.

WITNESS the mortgagor's hand and seal this 22nd day of February 1967
SIGNED, sealed and delivered in the presence of:
W.P. Pearson
Joseph V. Baughman (SEAL)
Linda M. Baughman (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.
SWORN to before me this 22nd day of February 1967
W.P. Pearson (SEAL)
Notary Public for South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor (s) respectively, did this day appear before me, and each, 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 whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s)' heirs or successors and assigns, all her interest, estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 22nd day of February 1967
Linda M. Baughman (SEAL)

STATE OF North Carolina }
COUNTY OF Guilford } ASSIGNMENT
FOR VALUE RECEIVED ALL-STATE INDUSTRIES OF N. C. INC. Greensboro, N. C. hereby assigns,
transfers and sets over to EMPIRE ACCEPTANCE CO., INC. Greensboro, N. C.
the within mortgage and note which the same secures, without recourse.
Dated this 15th day of May, 1967.

In the Presence of:
Linda Dyer
Cheryl Pearson
ALL-STATE INDUSTRIES OF N. C. INC.
BY Bill Starr
President

STATE OF North Carolina }
COUNTY OF Guilford }
PERSONALLY appeared before me Linda Dyer
and made oath that she saw the within-named Bill Starr
sign, seal, and as President act and deed, deliver the within-written Assignment; and that Linda Dyer
with Cheryl Pearson witnessed the execution thereof.
Superior to heretofore this
Linda Dyer
A. D. 1967
(L. S.)

Notary Public, Notary Public, Notary Public
Notary Public, Notary Public, Notary Public
Recorded June 15, 1967 at 11:35 A. M., 1967.