

11. It is agreed that at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor.

12. It is agreed that at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall place a second mortgage against the mortgaged premises, or allow any encumbrance or lien to accrue against such mortgaged premises, and fails within five (5) days after written notice by the Mortgagor to satisfy such second lien or encumbrance.

13. And lastly it is agreed by and between the parties hereto that all covenants herein shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. And the Mortgagor to hold and enjoy said premises until default of payment shall be made. But if he shall default in the payment of said monthly installments, or default in any of the covenants and provisions herein set forth, for a period of thirty (30) days, then in such event the Association may, at its option declare the whole amount hereunder at once due and payable, together with costs and attorney's fees, and shall have the right to foreclose this mortgage. And shall also pay a reasonable attorney's fee in the event that the Association should become a party to any suit involving this mortgage or the title to the premises herein described. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina. The failure of the mortgagee to claim an acceleration of maturity for one or more defaults under this mortgage shall not be a waiver of the right to accelerate for any subsequent default or defaults.

PROVIDED, ALWAYS, NEVERTHELESS, and on this EXPRESS CONDITION, that if the said Mortgagor, his heirs or legal representatives, shall on or before the payment day of each and every month, from and after the date of these presents, pay or cause to be paid to the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors or assigns, the monthly installments as set out herein, until said indebtedness, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void, otherwise to remain in full force and virtue.

IN WITNESS WHEREOF the Mortgagor has hereunto set his hand and seal this the 25 day of April in the year of our Lord One Thousand Nine Hundred and sixty-eight and in the One Hundred and 92nd year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

WOOTEN & NEWMAN, INC.

BY: Marion E. Wooten (SEAL)  
President

C. L. Howell, Jr.

C. W. McClimon (SEAL)

STATE OF SOUTH CAROLINA, }  
County of Spartanburg } PROBATE

PERSONALLY appeared before me C. W. McClimon C. L. Howell, Jr.  
and made oath that he saw the within named Wooten & Newman, Inc. by MARION E. WOOTEN  
its President  
sign, seal and, as its act and deed deliver the within written deed, for the uses and purposes therein mentioned;  
and that he with C. W. McClimon witnessed the execution thereof.

Sworn to before me this 25  
day of 25 April 19 68.

C. W. McClimon (SEAL)  
Notary Public for South Carolina.

C. L. Howell, Jr.

My commission expires: 1971

STATE OF SOUTH CAROLINA, }  
County of Spartanburg } RENUNCIATION OF DOWER

I, \_\_\_\_\_, a Notary Public of South Carolina, do hereby certify unto  
all whom it may concern that Mrs. \_\_\_\_\_, the wife of the within

named \_\_\_\_\_, 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 com-  
pulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within  
named INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 re-  
leased.

GIVEN under my hand and seal this  
day of \_\_\_\_\_, 19 \_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.

CORPORATE MORTGAGE

Recorded April 29, 1968 at 4:22 P. M., #28111.

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