

14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 45-58 through 45-94.1 of the 1962 Code of Laws of South Carolina, as amended, or any other appraisal laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor perpay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the aforesaid promissory note, any such prepayment may be applied toward the missed payment of payments, insofar as possible, in order that the principal debt will not be held contractually delinquent.

2. That the Mortgagor shall hold and enjoy the above described premises until there is a default under this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this 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.

It is mutually agreed 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 to 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 an 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 thereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, grantees, and assigns of the parties herein. Wherever used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of the Mortgagee this 8th day of December 19 72

Signed sealed and delivered in the presence of

*[Handwritten signatures]*

John L. Farmer (SEAL)

Frances S. Farmer (SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me

Mary S. Martin

and made oath that

if he saw the within named

John L. Farmer and Frances S. Farmer

sign, seal and as

their

act and seal deliver the within written mortgage, and that if he with

Joseph H. Earle, Jr.

witnessed the execution thereof

SWORN to before me this the

8th

day of December

A D 19 72

Notary Public for South Carolina

(SEAL)

My Commission Expires Aug. 14, 1979

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

Joseph H. Earle, Jr.

Notary Public for South Carolina do

hereby certify unto all whom it may concern that Mrs

Frances S. Farmer

the wife of the within named

John L. Farmer

did this day appear before me, and upon being privately and separately examined by me, do declare that she does freely, voluntarily and without any compulsion, duress or fear of any person, whomever, relinquish, release and forever relinquish unto the within named Mortgage, its successors and assigns, all her interest and estate, and also all her right and claim of Dower, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal this

8th

day of December

A D 19 72

Notary Public for South Carolina

(SEAL)

Frances S. Farmer

My Commission Expires Aug. 14, 1979