

14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 43-58 through 43-60 of the 1962 Code of Laws of South Carolina, as amended, or any other appurtenant laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor pay 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 payment may be applied toward the entire payment in preference, insofar as possible, to 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 of the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor 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 instrument may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby in 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 in cash 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, assigns, and assigns of the parties hereto. 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 Mortgagor, this 8th day of December, 1972

Signed, sealed and delivered in the presence of:

Robert H. Harrison
Mary Josephine

JOE E. HAWKINS, LTD. (SEAL)
BY: *[Signature]* (SEAL)
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that

to use the within named Joe E. Hawkins, Ltd., by its duly authorized officer,

and that he with the other subscribed witness witnessed the execution thereof

SWORN to before me this 8th day of December, A. D. 1972
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires 12/16/80

Robert H. Harrison

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
CORPORATE MORTGAGOR

I, a Notary Public for South Carolina, do

know the contents and 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 in and declared that she does freely, voluntarily and without any compulsion, duress or loss of any person or persons whatsoever, recognize, release and forever relinquish unto the within named Mortgagee its executors 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 day of A. D. 19 (SEAL)
Notary Public for South Carolina
My Commission Expires