

It is agreed 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 this mortgage, and of the note secured hereby, this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. 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 Cameron-Brown Company, all sums then owing by the Mortgagor to Cameron-Brown Company 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 Cameron-Brown Company 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 Cameron-Brown Company, and a reasonable attorney's fee, shall thereupon become due and payable, immediately or on demand, at the option of Cameron-Brown Company, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants, agreements and conditions 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR hands and seals this 22nd day of January in the year of our Lord one thousand, nine hundred and seventy-three and in the one hundred and ninety-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:
James G. Smith (L.S.)
Mary A. Smith (L.S.)
Nancy Joyce Davis (L.S.)
Deborah H. Garrison (L.S.)

State of South Carolina, }
GREENVILLE County } PROBATE

PERSONALLY appeared before me Deborah H. Garrison and made oath that s/he saw the within named James A. Smith and Mary A. Smith sign, seal and as their act and deed deliver the within written deed, and that she with Nancy Joyce Davis witnessed the execution thereof

Sworn to before me, this 22nd day of January A.D. 19 73
Nancy Joyce Davis (L.S.)
Notary Public for South Carolina
My commission expires: 12/16/80

Deborah H. Garrison

State of South Carolina, }
GREENVILLE County } RENUNCIATION OF DOWER

I, Nancy Joyce Davis do hereby certify unto all whom it may concern that Mrs. Mary A. Smith the wife of the within named James A. Smith 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 CAMERON BROWN COMPANY, its successors and assigns, all her interest and estate and also all her right and claim of Dower in all and singular the Premises within mentioned and released

Given under my hand and seal, this 22nd day of January A.D. 19 73
Nancy Joyce Davis (L.S.)
Notary Public for South Carolina
My commission expires: 12/16/80

Mary A. Smith

Recorded January 23, 1973 at 10:09 A. M., # 20730

Berkley Savings and Loan Association
Cameron-Brown Company
3rd May 73
1176 370