

6. That they will pay when due any and all payments they are obligated to make under the Note secured by this Mortgage and any other note or notes secured by any other mortgage or mortgages on all or any portion of the property, and will otherwise take all actions necessary to prevent any default under any such notes or mortgages.

If there is a default in any of the terms, conditions or covenants of this Mortgage, or of the Note secured hereby, or of the terms of any other mortgage covering any portion of the premises conveyed herein, then, at the option of the Mortgagee, all sums then owing by the Mortgagors 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 any other mortgage covering said premises, 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.

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 number 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 Mortgagors this 7<sup>th</sup> day of December, 1973.

*Charles F. Upchurch*

Charles F. Upchurch

*C. Dan Joyner*

C. Dan Joyner

*Lloyd D. Auten*

Lloyd D. Auten

*Larry D. Tudge*  
*Sara A. Barfield*

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

PERSONALLY APPEARED Before me the undersigned witness and made oath that he saw Mortgagors sign, seal and as Mortgagors' act and deed deliver the written mortgage and that said witness together with the other witness whose name is also subscribed, witness the execution of the within Mortgage by Mortgagors.

*Larry D. Tudge*

SWORN TO Before me this 7<sup>th</sup>  
day of December, 1973.

*Sara A. Barfield* (SEAL)  
Notary Public for South Carolina

My Commission Expires: 10-19-80.