

(6) 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, or its assigns, shall be 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 in any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby, or a part thereof, be paid in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee shall thereon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected thereunder.

(7) 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 the 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.

(8) That 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 1st day of October, 1974

SIGNED, sealed and delivered in the presence of

David R. Rhoder (SEAL)

Eugene M. Sherman (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1 day of October, 1974

David Ray Rhoder (SEAL)  
Notary Public for South Carolina, My Commission Expires: 5-20-80

C. S. McElroy (L.S.)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this First

day of October, 1974  
David Ray Rhoder (SEAL)  
Notary Public for South Carolina, My Commission Expires: 5-20-80

Georgia Sherman (SEAL)  
Georgia Sherman (SEAL)

ASSIGNMENT

For valuable consideration, the undersigned mortgagor named in the foregoing mortgage does hereby sell, transfer, assign and set over unto MCC Financial Services, Inc. all of its right, title and interest in the foregoing mortgage.

This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
In the presence of:

\_\_\_\_\_  
Name of Mortgagee (Dealer) (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF \_\_\_\_\_

By: \_\_\_\_\_  
Title \_\_\_\_\_

Personally appeared before me, the undersigned witness, who being duly sworn says that (s)he saw the within named \_\_\_\_\_  
by its duly authorized officer sign, seal and as the act and deed of said corporation deliver the within Assignment and that (s)he together with the other witness whose name is subscribed above witnessed the execution thereof.

Sworn to and Subscribed before me this the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Signature of First Witness

Notary Public

RECORDED OCT 15 '74 9794

I hereby certify that the within Mortgage has been this 15th  
day of October, 1974  
at 1:30 P.M. recorded in Book 1325 of  
Mortgages, page 45. As No. 9794  
Register of Deeds Conveyance Greenville County  
\$9324.00 RETURN TO:  
2 Acres county road, Grove Tp.

MORTGAGE OF REAL ESTATE

GREENVILLE, S.C.

P.O. Box 2852

MCC Financial Services, Inc.

MORTGAGEE

TO

Eugene M. Sherman

MORTGAGOR

STATE OF SOUTH CAROLINA

✓ 2.50  
OCT 15 1974

X9794