

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall enjoy the benefits of Sections 4588 through 4590 of the 1962 Code of Laws of South Carolina, as amended, or any other applicable law.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the terms and provisions hereof, any such prepayment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be fully contractually satisfied.

2. That the Mortgagee shall hold and own the above described premises, and there is no debt secured by this mortgage or the note secured hereby, and it is the true intent of this instrument that if the Mortgagee shall file part of all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be entirely null and void, and cease 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 a Receiver, at law or in equity, 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 hereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall hold, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, grantors, 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 hand and seal of the Mortgagee, this 17th day of October, 1974

Signed, sealed and delivered in the presence of:

Patrick H. Grayson
Mary S. Martin

J. Martin Storey (SEAL)
J. Martin Storey
Barbara C. Storey (SEAL)
Barbara C. Storey (SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Mary S. Martin and made oath that

5 he saw the within named J. Martin Storey and Barbara C. Storey

sign, seal and as their act and deed deliver the within written mortgage deed, and that 5 he with

Patrick H. Grayson, Jr. witnessed the execution thereof

SWORN to before me this the 17th day of October, A.D. 1974
Patrick H. Grayson, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires Nov. 19, 1979

Mary S. Martin

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

1. Patrick H. Grayson, Jr., a Notary Public for South Carolina, do

herby certify unto all whom it may concern that Mrs. Barbara C. Storey

the wife of the within named J. Martin Storey 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, fraud or fear of any person or persons, acknowledge, release and forever relinquish unto the within named Mortgagee, its successors 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 unto my hand and seal, this 17th day of October, A.D. 1974
Patrick H. Grayson, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires November 19, 1979

Barbara C. Storey
Barbara C. Storey

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