

The Mortgagee shall have the right to foreclose upon the premises secured hereby if the Mortgagor fails to pay the principal and interest on the note secured hereby for a period of 60 days after the date of the default. The Mortgagee shall have the right to sell the premises secured hereby and the proceeds of such sale shall be applied to the payment of the principal and interest on the note and this mortgage. The Mortgagee shall have the right to declare the note in default if the Mortgagor fails to pay the principal and interest on the note for a period of 60 days after the date of the default.

It is agreed that the Mortgagor shall hold and occupy the premises above described until there is a default under this mortgage or in the note secured hereby. If there is a default under this instrument at that time the Mortgagor shall fully perform all the terms and conditions of this instrument and of the note secured hereby, that this mortgage shall be entirely null and void, and the Mortgagor shall be released from all obligations under any of the terms, conditions or covenants of this instrument or of the note secured hereby, then, at the option of the Mortgagee, all sums then due and owing to the Mortgagee shall be immediately due and payable and this mortgage shall remain in full force and effect until the payment of all amounts lawfully due to the Mortgagee. Should any third party claim an interest in the premises secured hereby or should the Mortgagee become a party to any suit involving the premises secured hereby, the Mortgagee shall be entitled to recover all costs and expenses, including attorney's fees, incurred by the Mortgagee and a reasonable attorney's fee shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be recoverable and collected hereunder.

The covenants herein contained shall inure to the benefit and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties herein. 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 hand and seal this 29th day of January 1975.

Signed, sealed, and delivered in presence of

Elias Y. Karam
ELIAS Y. KARAM SEAL

Katherine M. Butler
Raymond E. Karam
Frank L. ...

Louise Karam
LOUISE KARAM SEAL

SEAL

SEAL

OHIO
STATE OF XXXXXXXXXXXX
COUNTY OF Cuyahoga

Personally appeared before me and made oath that he is the author of the foregoing instrument, signed, sealed, and as with their Katherine M. Butler

Raymond E. Karam
Elias Y. Karam and Louise Karam
Witnessed the execution thereof.

Sworn to and subscribed before me this

29 day of January 1975

My Commission Expires: Feb. 10, 1978

OHIO
STATE OF XXXXXXXXXXXX
COUNTY OF Cuyahoga

I, Katherine M. Butler, a Notary Public in and for the State of Ohio

DECLARATION OF DOWER

Elias Y. Karam, a single man, do hereby declare to me, and, upon being privately and separately examined by me, that he is the author of the foregoing instrument, and without any compulsion, dread, or fear of any person, does hereby declare that he never relinquish unto the within-named Carolina National Mortgage Investment Co., Inc., its successors and assigns, all her estate, interest, title, and claim of dower of, in, or to all and singular the premises within described and hereunto.

Louise Karam
Louise Karam SEAL

Given under my hand and seal this 29th day of January 1975

My Commission Expires: 2/10/78

Katherine M. Butler
Katherine M. Butler Notary Public for Ohio

Received Land property indexed in and recorded in Book _____ this _____ day of _____ 19____ Page _____ County, South Carolina

Clerk

4328 RV-2