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The Mortgagor further agrees that in all the events of force majeure, or the exigencies of insurance under the National Housing Act actuarial tables, or to the date term of written statement of an officer of the Department of Housing and Urban Development, or authorized agent of the Secretary of Housing and Urban Development dated subsequent to the date of this instrument, the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such insurability, the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises so 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 at the note secured hereby, that then 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 the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisalment laws of the State of South Carolina. 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 an attorney at law for collection by suit or otherwise, all costs and expenses including continuation of abstract incurred by the Mortgagee, and a reasonable attorney's fee, shall then, upon presentation and payment immediately, be demand at the option of the Mortgagee, as a part of the debt secured hereby, 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 my hand(s) and seals this 24th day of February 1975

Signed, sealed, and delivered in presence of:

Robert D. Thomason SEAL

Loyd S. SEAL

Susan A. Polston SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Susan A. Polston and made oath that he saw the within-named Robert D. Thomason sign, seal, and as his with George F. Townes

act and deed deliver the within deed, and that deponent, witnessed the execution thereof.

Susan A. Polston

Sworn to and subscribed before me this

24th day of February 1975

My Commission Expires: 12/16/80 Notary Public for South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Susan A. Polston, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. Jana O. Thomason, the wife of the within-named Robert D. Thomason, 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, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

Jana O. Thomason SEAL
24th day of February 1975

Susan A. Polston Notary Public for South Carolina
My Commission Expires: 6/26/84

Received and properly indexed in
and recorded in Book this
Page County, South Carolina

day of

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Clerk

RECORDED FEB 24 '75 19698
At 3:54 P.M.

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