

14. That in the event this mortgage shall be foreclosed, the Mortgagor expressly waives the benefits of Sections 1588 through 15961 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate laws.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, and should he be partly held to make a payment or payments as required by the interest provisions hereof, any such prepayment may be applied toward the interest payment or payments insofar as possible in order that the principal debt will not be held contractually delinquent.

2. That the Mortgagor shall hold and coveny the above described premises until there is a default in the mortgage or the note secured hereby, and 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 of the note secured hereby, that then this mortgage shall be null and void, otherwise 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 due 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 Mortgagor 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 on demand at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, grantees, 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 Mortgagor, this 30th day of June, 1975

Signed, sealed and delivered in the presence of:

*[Signature]*

JIM VAUGHN ENTERPRISES, INC. (SEAL)

BY: *[Signature]* (SEAL)  
President

(SEAL)

(SEAL)

State of South Carolina }  
COUNTY OF GREENVILLE } PROBATE

PERSONALLY appeared before me **Sandra L. Newton** and made oath that

he saw the within named **Jim Vaughn Enterprises, Inc., by its duly authorized President**

sign, seal and as **its** not and did before the within written mortgage deed, and that **S he with**

**Sidney L. Joy** witnessed the execution thereof

SWORN to before me this **30th**  
day of **June**, A. D. **1975**  
*[Signature]*  
Notary Public for South Carolina  
My Commission Expires **10/20/79**

*[Signature]*  
(SEAL)

State of South Carolina }  
COUNTY OF GREENVILLE } NOT APPLICABLE--MORTGAGOR A CORPORATION  
RENUNCIATION OF DOWER

I, **Sandra L. Newton**, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs

the wife of the within named **Sidney L. Joy** 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, duress or fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named Mortgagor, 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  
day of \_\_\_\_\_, A. D. 19\_\_\_\_  
*[Signature]*  
Notary Public for South Carolina (SEAL)  
My Commission Expires \_\_\_\_\_

RECORDED JUL 1 '75

at \_\_\_\_\_

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