

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall exercise the benefits of Sections 4588 through 4596-1 of the 1962 Code of Laws of South Carolina as amended, or any other appropriate laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage, it shall be permitted to make a payment or payments as required by the above and promise in writing any such prepayment may be applied to the unpaid payment or payments insofar as possible, in order that the principal debt will not be held to be more than fully paid.

2. That the Mortgagee shall hold and own the above described premises until there is a default in the mortgage or the note secured hereby, and it is the true intention of this instrument that if the Mortgagee shall die, the terms, conditions and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be binding and shall otherwise 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 Mortgagee to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any local 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 sheriff 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 Mortgagee, this 2nd day of July, 1975

Signed, sealed and delivered in the presence of:

[Handwritten signatures]

Lloyd Wakefield

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

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

she saw the within named Lloyd Wakefield

sign, seal and as his act and deed deliver the within written mortgage deed, and that she with

Sidney L. Joy

witnessed the execution thereof.

SWORN to before me this 2nd

day of

July

A. D. 1975

Notary Public for South Carolina

My Commission Expires 10/20/79

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Sidney L. Joy, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. Elmar P. Wakefield

the wife of the within named Lloyd Wakefield 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 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 2nd

day of

July

A. D. 1975

Notary Public for South Carolina

My Commission Expires 10/20/79

(SEAL)

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