

14. That in the event this mortgage should be found valid, the Mortgagee agrees to pay the interest on the \$15,000.00 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, the Mortgagee shall make a payment or payments as required by the interest provisions hereof, and such payments shall be applied to the principal or payments as far as possible, in order that the principal debt will not be held in default.

2. That the Mortgagee shall hold and pay the above described premises and the interest thereon, and the debt secured hereby, and it is the intent of this instrument that if the Mortgagee should fail to pay the interest and covenants of this mortgage, and of the debt secured hereby, that then this mortgage shall be in full force and value.

It is mutually agreed that if there is a default in any of the terms and covenants of this mortgage, and the debt secured hereby, then at the option of the Mortgagee, all sums then due by the Mortgagee to the Mortgagee shall be 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 court, or a trustee, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then be immediately due and payable, and shall be 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 bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Wherever 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 8th day of July, 1975

Signed, sealed and delivered in the presence of:

Thomas H. Roberts
Emily H. Roberts

Thomas H. Roberts (SEAL)
Emily H. Roberts (SEAL)
(SEAL)
(SEAL)

State of South Carolina }
COUNTY OF GREENVILLE } **PROBATE**

PERSONALLY appeared before me the undersigned witness and made oath that (s) he saw the within named Thomas H. Roberts and Emily H. Roberts

sign, seal and as their act and deed deliver the within written mortgage deed, and that (s) be with the other witness subscribed above witnessed the execution thereof

SWORN to before me this the 8th day of July, A.D. 1975
Maye K. Johnson, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires November 19, 1979

State of South Carolina }
COUNTY OF GREENVILLE } **RENUNCIATION OF DOWER**

I, **Maye K. Johnson, Jr.**, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. **Emily H. Roberts**

the wife of the within named **Thomas H. Roberts** 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, whomever, 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 8th day of July, A.D. 1975
Maye K. Johnson, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires November 19, 1979

Emily H. Roberts
Emily H. Roberts

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