

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall pay the costs of such foreclosure as provided in Article 4588 through 4596 of the 1962 Code of Laws of South Carolina as amended, or in 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, it is hereby agreed that the Mortgagee shall be obligated to make a payment or payments as required by the above and promissory note, any such prepayment may be applied to the principal and interest and payment of payments insofar as possible, in order that the principal debt will not be held contractually in default.

2. That the Mortgagee shall hold and convey the above described premises with thereunto attached the mortgage of the note secured hereby, and at the time signing of this instrument that at the Mortgagee shall be obligated to pay all the taxes, assessments and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be made and shall be binding and enforceable 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, and 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 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 law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then become due and payable immediately 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. 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 10th day of July, 1975

Signed, sealed and delivered in the presence of:

Martha J. Bigham
Ray R. Williams, Jr.

Charles A. Gossett (SEAL)
Charles A. Gossett
Minnie R. Gossett (SEAL)
Minnie R. Gossett
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me

Martha J. Bigham

and made oath that

She saw the within named **Charles A. Gossett and Minnie R. Gossett**

sign, seal and at their act and deed deliver the within written mortgage deed, and that she with

Ray R. Williams, Jr.

witnessed the execution thereof.

SWORN to before me this the 10th day of July, A. D. 1975
Ray R. Williams, Jr.
Notary Public for South Carolina
My Commission Expires 4-7-80

(SEAL)

Martha J. Bigham

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, **Ray R. Williams, Jr.**

a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

Minnie R. Gossett

the wife of the within named **Charles A. Gossett** 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, 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 10th day of July, A. D. 1975
Ray R. Williams, Jr.
Notary Public for South Carolina
My Commission Expires 4-7-80

(SEAL)

Minnie R. Gossett