

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly agrees that Sections 4588 through 4590 of the 1962 Code of Laws of South Carolina, as amended or hereafter amended, shall apply.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagee pay any portion of the indebtedness secured by this mortgage, he is hereby obligated to make a payment or payments as required by the above described promissory note, any such payment to be applied toward the principal payment or payments, insofar as possible, in order that the principal debt will not be held contractually delinquent.

2. That the Mortgagee shall hold and pay the above described property until there is a default under this mortgage or the note secured hereby, and it is the true intent of this mortgage that if the Mortgagee shall be in default of any of the terms, covenants and conditions of this mortgage, and of the note secured hereby, that then this mortgage shall be made self-sufficient and otherwise to remain in full force and virtue.

It is mutually agreed that if there is a default in any of the terms, covenants and conditions 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 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 note, or the property described herein, or should the debt secured hereby or any part thereof be placed in the hands of a trustee at law for collection, liquidation or otherwise, all costs and expenses incurred by the Mortgagee, and reasonable attorney's fees, shall thereupon become due and payable immediately, or 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 **11 th** day of **July**, 19 **75**

Signed, sealed and delivered in the presence of:

Alice M. Calvert
James D. McKinney Jr.

Furman Cooper (SEAL)
Furman Cooper (SEAL)
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me **Alice M. Calvert** and made oath that

She was the within named **Furman Cooper**

sign, seal and as **his** and did deliver the within written mortgage deed, and that **She** with

James D. McKinney Jr. witnessed the execution thereof

SWORN to before me this the **11th** day of **July**, 19 **75**
James D. McKinney Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires **September 30, 1980**

Alice M. Calvert

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, **James D. McKinney Jr.**, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. **Lois H. Cooper**

the wife of the within named **Furman Cooper**

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, 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, in or to all and singular the Premises within mentioned and released.

GIVEN unto my hand and seal, this **11th** day of **July**, A. D. 19 **75**
James D. McKinney Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires **September 30, 1980**

Lois H. Cooper
Lois H. Cooper