

14. That in the event this mortgage shall be foreclosed and the Mortgagee or assignee thereunder shall be required to sell the premises hereunder, the provisions of Article 15, Section 1758, Chapter 45, Code of the State of South Carolina, shall apply.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee pay any portion of the debt here secured by this mortgage, the Mortgagee shall be obligated to make a payment or payments as required by the deed and purchase money mortgage secured hereby, and the principal debt will not be held to be satisfied until the Mortgagee has paid in full the debt secured hereby.

2. That the Mortgagee shall hold and pay the above described premises, with their appurtenances, by this mortgage on the date secured hereby, and it is the true intent of this instrument that if the Mortgagee or assignee thereunder shall become insolvent, bankrupt or otherwise unable to pay the debt secured hereby, and if the date secured hereby, that then this mortgage shall be deemed to be in full force and effect.

It is mutually agreed that if there is a default in any of the terms or conditions of this mortgage, and the date secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall be immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted to foreclose this mortgage, or should the Mortgagee become a party to any suit involving this mortgage, or the title to the premises described hereon, or should the debt secured hereby or any part thereof be placed in the hands of a court, at law or in equity, or in any other manner, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then be paid by the Mortgagee, and shall be 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, grantors, 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 15th day of July, 1975

Signed, sealed and delivered in the presence of:

*Constance G. McBride*  
*Jack H. Mitchell, III*

SUDDETH BUILDERS, INC. (SEAL)

BY: *N. Dean Davidson* (SEAL)  
N. Dean Davidson, V.P.

(SEAL)

(SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me

Jack H. Mitchell, III

and made oath that

he saw the within named

Suddeth Builders, Inc., by its duly authorized

officer

sign, seal and as **ITS** act and deed deliver the within written mortgage deed, and that he with

Constance G. McBride

witnessed the execution thereof.

SWORN to before me this the 15th

day of July, 1975

*Constance G. McBride* (SEAL)  
Notary Public for South Carolina

My Commission Expires 5/22/83

*Jack H. Mitchell, III*  
Jack H. Mitchell, III

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER  
UNNECESSARY-MORTGAGOR A CORPORATION

Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

the wife of the within named 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

day of \_\_\_\_\_, A. D. 1975

Notary Public for South Carolina

My Commission Expires

(SEAL)

RECORDED JUL 16 '75 At 12:10 P.M. # 110-17

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