

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall have the right to sell the premises through the sheriff of the State of South Carolina in accordance with the provisions of the Code of Laws of the State of South Carolina, 1962 Code of Laws of South Carolina, as amended, or any other laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage, the Mortgagee shall be obligated to make a portion of payments as required by the stated promissory note, and such payments shall be applied to the principal and interest of the indebtedness as far as possible, in order that the principal debt will not be fully paid.

2. That the Mortgagee shall hold and enjoy the above described premises, with the right to use the same for any purpose, subject to the covenants and conditions of this mortgage, and of the note 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 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 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 an attorney 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 or 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 hold, 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 15th day of July, 1975

Signed, sealed and delivered in the presence of:

Constance G. McBride
Jack H. Mitchell, III

4-D BUILDERS CORP. (SEAL)

BY: N. Dean Davidson, President (SEAL)

(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

4-D Builders Corp., 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

attested the execution thereof

SWORN to before me this the 15th

day of July, A. D. 1975

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

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

, a Notary Public for South Carolina, do

I, 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, 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 (SEAL)

My Commission Expires

At 12:13 P.M. 7/15/75

Page 3

7-70

4328 RW-2 J