

1000-817

14. That in the event this mortgage should be foreclosed, the Mortgagee expressly agrees that it will not be bound by Sections 4558 through 4596 of the 1962 Code of Laws of South Carolina, or any other applicable laws.

**THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS**

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, or should he or she fail to make a payment or payments as required by the aforesaid provisions of the note, any such prepayment may be applied toward the unpaid payment or payments insofar as possible, in order that the principal debt will not be held in default.

2. That the Mortgagor shall hold and cove the above described premises until there is a default under this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall default under all the terms, conditions and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be, and shall continue to remain, 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 or of the note secured hereby, then at the option of the Mortgagee, all sums then owing by the Mortgagor 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 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 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 Mortgagor, this 15th day of July, 1975.

Signed, sealed and delivered in the presence of:

*[Handwritten signatures]*

*[Signature]* (SEAL)  
Clarence H. Edwards, Jr.

(SEAL)

(SEAL)

(SEAL)

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

**PROBATE**

PERSONALLY appeared before me *William D. Richardson* and made oath that

he saw the within named *Clarence H. Edwards, Jr.*

sign, seal and as *his* act and deed deliver the within written mortgage deed, and that *he* with *Carolyn E. Goffrey*

witnessed the execution thereof

SWORN to before me this the 15th day of July, A. D. 1975.  
*[Signature]* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 12/26/81

*[Handwritten signature]*

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

**RENUNCIATION OF DOWER**

I, *William D. Richardson*, a Notary Public for South Carolina, do

herby certify unto all whom it may concern that Mrs. *Elizabeth M. Edwards*

the wife of the within named *Clarence H. Edwards, Jr.* 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, whosoever, 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 15th day of July, A. D. 1975.  
*[Signature]* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 12/16/80

*[Signature]*  
Elizabeth M. Edwards

RECORDED JUL 16 1975 At 2:23 P.M. # 1000

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