

14. That in the event this mortgage shall be foreclosed, the Mortgagee, upon sale of the Premises, shall pay to the Mortgagor 15% of the 1962 Code of Laws of South Carolina, as amended, covering the 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 be lawfully held to make a payment or payments as required by the above said promissory note, any such prepayment or payments may be applied to the principal or payments, insofar as possible, in order that the principal debt will not be held in default.

2. That the Mortgagor shall hold and enjoy the above described premises and thereon, until the full payment of the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor should violate any of the covenants and conditions and covenants of this mortgage, and of the note secured hereby, that then this mortgage and the note secured hereby shall 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 note, the expenses described herein, or all 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 then and there 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 come to, the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Whoever 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 signature]*  
Charles R. Puntch

*[Handwritten signature]* (SEAL)

*[Handwritten signature]* (SEAL)

(SEAL)

(SEAL)

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

**PROBATE**

PERSONALLY appeared before me the undersigned witness and made oath that

he saw the within named Charles R. Puntch and Kathy N. Puntch

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

the other witness subscribed above witnessed the execution thereof

SWORN to before me this the 15th day of July, 1975 A. D. 1975  
*[Handwritten signature]*  
Notary Public for South Carolina  
My Commission Expires 10/20/79

(SEAL)

*[Handwritten signature]*

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

**RENUNCIATION OF DOWER**

I, Sidney L. Joy, a Notary Public for South Carolina, do

herby certify unto all whom it may concern that Mrs. Kathy N. Puntch

the wife of the within named Charles R. Puntch 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 15th day of July, A. D. 1975  
*[Handwritten signature]*  
Notary Public for South Carolina  
My Commission Expires 10/20/79

(SEAL)

*[Handwritten signature]*

9856

4328 RW.2