

14. That in the event this mortgage should be foreclosed, the Mortgagee shall cause the proceeds of any sale through 15-961 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate laws.

**THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS**

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage, or be compelled to make a payment or payments as required by the deed and promissory note, or should prepayment or payments in full or in part be made, the Mortgagee shall be bound to make a payment or payments as far as possible in order that the principal debt shall not be fully satisfied by the date of the prepayment or payments.

2. That the Mortgagee shall hold and pay the above described premises, and all the improvements thereon, in the state secured hereby, and it is the intention of this instrument that if the Mortgagee should die, all the same, and the covenants of this mortgage, and of the deed secured hereby, that this instrument shall remain in full force and virtue.

It is mutually agreed that if there is a default in any of the terms 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 be immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted to enforce the terms 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 trustee at law, then, the Mortgagee shall be bound to pay, or should the Mortgagee fail to pay, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately 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. Wherever 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

*Olivia B. Norris*  
*William P. Haas*

*Milford Donald Kelly* (SEAL)  
MILFORD DONALD KELLY (SEAL)  
*Peggy Joyce W. Kelly* (SEAL)  
PEGGY JOYCE W. KELLY (SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me *Olivia B. Norris* and made oath that

She saw the within named *Milford Donald Kelly and Peggy Joyce W. Kelly*

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

*William P. Haas* witnessed the execution thereof

SWORN to before me this the 15th day of July, A.D. 1975  
*William P. Haas* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 5/25/81

*Olivia B. Norris*

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, *William P. Haas*, a Notary Public for South Carolina, do

herby certify unto all whom it may concern that Mrs. *Peggy Joyce W. Kelly*

the wife of the within named *Milford Donald Kelly* 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, threat 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 15th day of July, A.D. 1975  
*William P. Haas* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 5/25/81

*Peggy Joyce W. Kelly*  
Peggy Joyce W. Kelly

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