

8. The Mortgagee further agrees that it shall not be bound by any order or decree under the National Housing Act with respect to the foreclosure of this mortgage or the Department of Housing and Urban Development's order of foreclosure under the National Housing Act, and this mortgage, being deemed to be a first mortgage, shall have priority over any other mortgage or lien that may, at its option, declare all sums secured hereby.

It is agreed that the Mortgagee shall hold the title to the premises described herein for the mortgage in the note secured hereby. It is further agreed that the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and that if it fails to do so, this mortgage shall be utterly null and void, other use to be made of the same. If there is a default in any of the terms, conditions, or covenants of this mortgage, and the Mortgagee fails to pay the amount of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall be immediately due and this mortgage may be foreclosed. The Mortgagee waives the benefit of the Statute of South Carolina. Should any legal proceedings be instituted for the enforcement 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 in any state or otherwise, all costs and expenses, including contribution of abstract, incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately to the Mortgagee as a part of the debt secured hereby, and may be recovered as such.

The covenants herein contained shall bind, and the benefits hereof shall inure to, the respective heirs, executors, administrators, successors, and assigns of the Mortgagee. After execution of this mortgage, the Mortgagee shall include the plural, the plural, the singular, and the singular in number shall be applied to the singular and

WITNESS our hands and seals this 15th day of July 1975

Signed, sealed, and delivered in presence of:

[Signatures of witnesses and parties] SEAL SEAL SEAL SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me Michael D. Hallman and made oath that he saw the within named Juanita M. Riddle sign, seal, and as Notary Public witness and deed delivered the within deed, and that deponent witnessed the execution thereof.

Sworn to and subscribed before me this 15th day of July 1975

My Commission Expires: 4-13-83
April 16, 1983

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Michael D. Hallman, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. Juanita M. Riddle, the wife of the within-named J. D. Fiddle, 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, whomsoever, renounce, release, and forever relinquish unto the within-named Collateral Investment Company, its successors and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal, this

15th day of July 1975

Received and properly indexed in and recorded in Book this Page County, South Carolina

My Commission Expires: 4-13-83

day of 19

Clerk

9973

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