

14. That in the event this mortgage should be foreclosed, the Mortgagee shall exercise the power of sale as set forth in Section 45-58 through 45-96 of the 1962 Code of Laws of South Carolina, as amended, or any other applicable laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, the Mortgagee shall be obligated to make a payment or payments as required by the adjusted promissory note, and such payments shall be applied to the principal and interest on the debt secured by this mortgage, insofar as possible, in order that the principal debt will not be held in default.

2. That the Mortgagor shall hold and convey the above described premises, with the improvements thereon, to the Mortgagee as security for the debt secured hereby, and it is the true meaning of this instrument that if the Mortgagee shall at any time exercise all the terms, conditions, covenants and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be deemed to have been assigned to the Mortgagee in full force and value.

It is mutually agreed that if there is a default in any of the terms and conditions herein contained in this mortgage or in 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 Mortgagor become a party to any suit involving this Mortgage, or the title to the premises hereinafter described, or should the debt secured hereby or any part thereof be placed in the hands of a receiver, or should any legal proceedings be instituted for the recovery of all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fees, all such proceedings shall be immediately and payable 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 accrue 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 applied to all genders.

WITNESS the hand and seal of the Mortgagor, this 14th day of July, 1975

Signed, sealed and delivered in the presence of:

Kathy H. Brissey

JOHN A. SOLEN, JR.

(SEAL)

By: *[Signature]*

(SEAL)

(SEAL)

(SEAL)

State of South Carolina }
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Kathy H. Brissey and made oath that

She saw the within named John A. Solen

sign, seal and as his act and deed deliver the within written mortgage deed, and that he with

Thomas C. Brissey witnessed the execution thereof

SWORN to before me this the 14th day of July, A. D. 1975

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79.

Kathy H. Brissey

NOT NECESSARY - MORTGAGOR IS A CORPORATION.
RENUNCIATION OF DOWER

State of South Carolina }
COUNTY OF GREENVILLE

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, acknowledge, 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

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