

14. That in the event this mortgage should be foreclosed, the Mortgagee shall have the right to sell the premises under the provisions of Section 15-961 of the 1962 Code of Laws of South Carolina as amended or under the provisions of law.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagee 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 deed and promissory note, and to make payments on the principal of the indebtedness as far as possible, in order that the principal debt will not be held in default.

2. That the Mortgagee shall hold and enjoy the above described premises, and the proceeds of the sale of the same, in full force and value, and it is the true intent of this instrument that if the Mortgagee should die, the same shall be held in full force and value, and in the event of this mortgage, and of the same secured hereby, that the same shall be held in full force and value, and in full force and value.

It is mutually agreed that if there is a default in any of the terms of this mortgage, or if the Mortgagee should die, then at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall be 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 rights to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of a Trustee or Law Agent, 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 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 14th day of July, 1975

Signed, sealed and delivered in the presence of:

Thomas C. Brissey
Kathy H. Brissey

James R. Henderson, Jr. (SEAL)
James R. Henderson, Jr. (SEAL)
Donna M. Henderson (SEAL)
Donna M. Henderson (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 *James R. Henderson, Jr. and Donna M. Henderson*

sign, seal and as their not and deed deliver the within written mortgage, and that she saw with

Thomas C. Brissey witnessed the execution thereof

SWORN to before me this the 14th day of July, A.D. 1975
Thomas C. Brissey (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79.

Kathy H. Brissey

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, *Thomas C. Brissey*, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that *Mrs. Donna M. Henderson*

the wife of the within named *James R. Henderson, 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, 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 14th day of July, A.D. 1975
Thomas C. Brissey (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79.

Donna M. Henderson
Donna M. Henderson

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