

14. That in the event this mortgage should be foreclosed, the Mortgagee expressly waives the benefits of Sections 1555 through 1596 of the 1962 Code of Laws of South Carolina as amended, or any other applicable laws.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the deed and promissory note, any such prepayment may be applied to the unpaid principal or payments insofar as possible, in order that the principal debt will not be held in strict abeyance.

2. That the Mortgagor shall hold and enjoy the above described premises until there is a default under this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall fail to perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be entirely null and void, otherwise to 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 be due and 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 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 by suit 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 thereby, 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. Whenever 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 16th day of July, 1975

Signed, sealed and delivered in the presence of:

Jack H. Mitchell, III

ADOLPH A. DIAMANTSTEIN (SEAL)

Aileen D. Putman (SEAL)

State of South Carolina } PROBATE
COUNTY OF GREENVILLE }

PERSONALLY appeared before me Jack H. Mitchell, III and made oath that he saw the within named Adolph A. Diamantstein

sign, seal and as his act and deed deliver the within written mortgage deed, and that he with Aileen D. Putman witnessed the execution thereof

SWORN to before me this the 16th day of July, A.D. 1975
Aileen D. Putman, Notary Public for South Carolina, My Commission Expires 11-21-84

Jack H. Mitchell, III

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, Aileen D. Putman, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. Aileen D. Putman, the wife of the within named Adolph A. Diamantstein 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, fraud or fear of any person or persons, whomsoever, renounce, release, and forever relinquish unto the within named Mortgagor, 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 into my hand and seal this 16th day of July, A.D. 1975
Aileen D. Putman, Notary Public for South Carolina, My Commission Expires 11-21-84

Aileen D. Putman

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