

14. That in the event this mortgage shall be foreclosed, the Mortgagee shall have the right to sell the property in Sections 458 through 464 of the 1962 Code of Laws of South Carolina as amended or in any other appropriate laws.

**THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS**

1. That should the Mortgagee require a portion of the indebtedness secured by this mortgage to be satisfied by the mortgagor or payments as required by the terms of the mortgage, the mortgagor shall be obligated to make a payment in full as possible in order that the principal debt will not be held in arrears.

2. That the Mortgagee shall be held as the trustee of the proceeds of this mortgage, or the note secured hereby, and it is the responsibility of the mortgagor that at the Mortgagee's option all the taxes, assessments, and charges of the mortgage and of the note secured hereby, that this mortgage shall be made shall be paid, otherwise to remain in full force and effect.

It is mutually agreed that if there is a default in any of the terms 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 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 a court, attorney at law, collector, or any other person, 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 come 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 16th day of July, 1975

Subscribed and delivered in the presence of

*Patrick H. Grayson, Jr.*  
*Mary S. Martin*

*Charles Bennett* (SEAL)  
*Larry B. Carper* (SEAL)  
(SEAL)  
(SEAL)

State of South Carolina }  
COUNTY OF GREENVILLE } **PROBATE**

PERSONALLY appeared before me **Mary S. Martin** and made oath that

she saw the within named **Charles Bennett and Larry B. Carper**

sign, seal and as **their** act and deed deliver the within written mortgage book, and that she with

**Patrick H. Grayson, Jr.** witnessed the execution thereof.

SWORN to before me this the 16th day of July, A.D. 1975  
*Patrick H. Grayson, Jr.* (SEAL)  
Notary Public for South Carolina  
My Commission Expires Nov. 15, 1979

*Mary S. Martin*

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

I, **Patrick H. Grayson, Jr.**, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs. **Shirley T. Bennett; and Mrs. Elizabeth S. Carper** wives

of the **de** of the within named **Charles Bennett and Larry B. Carper, respectively,** did this day appear before me, and upon their private 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, 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 16th day of July, A.D. 1975  
*Patrick H. Grayson, Jr.* (SEAL)  
Notary Public for South Carolina  
My Commission Expires Nov. 19, 1979

*Shirley T. Bennett*  
**Shirley T. Bennett**  
*Elizabeth S. Carper*  
**Elizabeth S. Carper**

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