

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefits of Sections 4588 through 4590-1 of the 1962 Code of Laws of North Carolina, as amended, or any other applicable laws.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage or should the Mortgagor fail to make a payment or payments as required by the terms of this mortgage, any such prepayment may be applied to the principal and interest on payments, insofar 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 until there is a default under this mortgage or the note secured hereby, and it is the intent of this instrument that if the Mortgagee shall be in default, all the terms, conditions and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be binding and valid otherwise to remain in full force and value.

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 become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding 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 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. 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 Mortgagee, this 23rd day of July, 1975

Signed, sealed and delivered in the presence of:

*E. Randolph Stone*  
*Carol L. Burger*

*Elizabeth Ann Riddle* (SEAL)  
Elizabeth Ann Riddle

(SEAL)

(SEAL)

(SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me

Carol L. Burger

and made oath that

§ be the within named

Elizabeth Ann Riddle

sign, seal and as

her

act and deed deliver the within written mortgage deed, and that § be with

E. Randolph Stone

witnessed the execution thereof

SWORN to before me this the 23rd

day of July, A. D. 1975

*E. Randolph Stone* (SEAL)  
Notary Public for South Carolina

My Commission Expires

1-4-81

*Carol L. Burger*  
Carol L. Burger

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I,

, a Notary Public for South Carolina, do

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, whomever, 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

day of

A. D. 19

Notary Public for South Carolina

My Commission Expires

(SEAL)

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