

14. That the terms of this mortgage shall be governed by the Mortgage Law of the State of South Carolina, Chapter 15, Act 158 of the 1962 Code of Laws of the State of South Carolina, as amended.

**THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS:**

1. That shall the Mortgagee prepare a portion of the said deed and shall be bound to make a proper return of payments as required by the deed and to pay any taxes, assessments, interest, and other charges on the property and to pay out of payments as far as possible in order that the principal debt shall not be fully secured by the property.

2. That the Mortgagee shall hold and pay the above described property and the same shall be subject to the charge of the note secured hereby and it is the intention of the parties that at the Mortgagee shall be bound to pay all taxes, assessments, interest, and charges on the property and of the same secured hereby, that the same shall be paid by the Mortgagee or otherwise to remain of full force and effect.

It is mutually agreed that in the event of default in any of the terms of this mortgage, the Mortgagee shall be bound to sell the property secured hereby, either at the option of the Mortgagee, all expenses incurred by the Mortgagee in the sale shall be paid by the Mortgagor, and the proceeds of the sale shall be applied to the payment of the debt secured hereby, and the balance of the proceeds shall be paid to the Mortgagor or his assigns. Should the Mortgagee become a party to any suit involving this Mortgage, the Mortgagee shall be bound to pay all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, all these payments shall be paid immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and to be paid and collected hereunder.

It is further agreed that the covenants herein contained shall bind and the benefits and obligations shall inure to the respective heirs, executors, administrators, successors, grantees, and assigns of the parties herein. 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 23rd day of July, 1975

Signed, sealed and delivered in the presence of  
*Patrick H. Grayson, Jr.*  
*[Signature]*

*[Signature]* (SEAL)  
Floyd J. Morton, Sr.  
*[Signature]* (SEAL)  
Ruth K. Morton (SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

 (SEAL)  
 (SEAL)  
5, 13 60

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

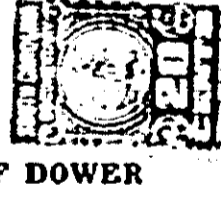


is the wife of the within named Floyd J. Morton, Sr. and Ruth K. Morton

and that she is the wife of the within named Patrick H. Grayson, Jr. and that she is the wife of the within named

SWORN to before me this the 23rd day of July, A.D. 1975  
*Patrick H. Grayson, Jr.* (SEAL)  
Notary Public for South Carolina  
My Commission Expires Nov. 19, 1979

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

 (SEAL)  
 (SEAL)  
 (SEAL)

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

hereby certify that all whom it may concern that Mrs. Ruth K. Morton

the wife of the within named Floyd J. Morton, Sr. did this day appear before me and being duly sworn and advised by me, did declare that she does freely, voluntarily and without any compulsion, constraint, or undue influence, and having read and understood the within named Mortgage, and the contents thereof, and all her rights and claims of Dower of, in or to all and singular the premises within, to and to be had and to be

GIVEN under my hand and seal this 23rd day of July, A.D. 1975  
*Patrick H. Grayson, Jr.* (SEAL)  
Notary Public for South Carolina  
My Commission Expires Nov. 19, 1979

*[Signature]*  
Ruth K. Morton

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