

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefit of Sections 4588 through 45961 of the 1962 Code of Laws of South Carolina as amended, and any other applicable laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, he shall be permitted to make a partial or payments as required by the interest provisions, to the extent such prepayment may be applied to the principal payment or payments, insofar as possible, in order that the principal debt will not be held in arrears.

2. That the Mortgagor shall hold and enjoy the above described premises until the maturity of this mortgage or the date secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall die prior to all the mortgagee's and payments of this mortgage, and of the date secured hereby, that then this mortgage shall be deemed to have been otherwise to remain in full force and virtue.

It is mutually agreed that if there is a default in any of the terms or conditions of this mortgage, or of the date 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 process be instituted for the foreclosure of this mortgage, or should the Mortgagor 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 or any attorney at law for collection 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 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 21st day of August, 1975

Signed, sealed and delivered in the presence of:

W. Daniel Yarborough, Jr.
Elizabeth G. Johnson

(SEAL)
(SEAL)
(SEAL)
(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me W. Daniel Yarborough, Jr. and made oath that he saw the within named Elaine C. Taylor

own seal and as her act and deed before the within written mortgage deed, and that he with

Elizabeth G. Johnson witnessed the execution thereof

SWORN to before me this the 21st day of August, A.D. 1975
Elizabeth G. Johnson
Notary Public for South Carolina
My Commission Expires 5-19-79

W. Daniel Yarborough, Jr. (SEAL)

State of South Carolina
COUNTY OF GREENVILLE

NOT NECESSARY - WOMAN MORTGAGOR
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
and that she appears before me, and upon being privately and separately examined by me, she declares that she does freely, voluntarily and without any compulsion, duress or fraud of any person, in person or by law, 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 related.

GIVEN unto my hand and seal, this
day of
A.D. 19
Notary Public for South Carolina
My Commission Expires

(SEAL)

RECORDED AUG 22 '75 At 10:46 A.M. # 41775 Page 3

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