

10-20-75 11.800

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefits of Sections 4588 through 45961 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate law.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the aforesaid promissory note, any such prepayment may be applied toward the missed payment or payments, insofar as possible, in order that the principal debt will not be held contractually delinquent.

2. That the Mortgagee shall hold and coveny the above described premises and there is a default in this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagee shall fully 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 Mortgagee to the Mortgagee shall become 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, grantors, 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 22nd day of August, 1975

Signed, sealed and delivered in the presence of:

Carolina Investment Management Corporation (SEAL)
By: [Signature] President (SEAL)
(SEAL)
(SEAL)

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

PERSONALLY appeared before me Sidney J. Rosen and made oath that

he saw the within named Carolina Investment Management Corporation, by its duly authorized officer

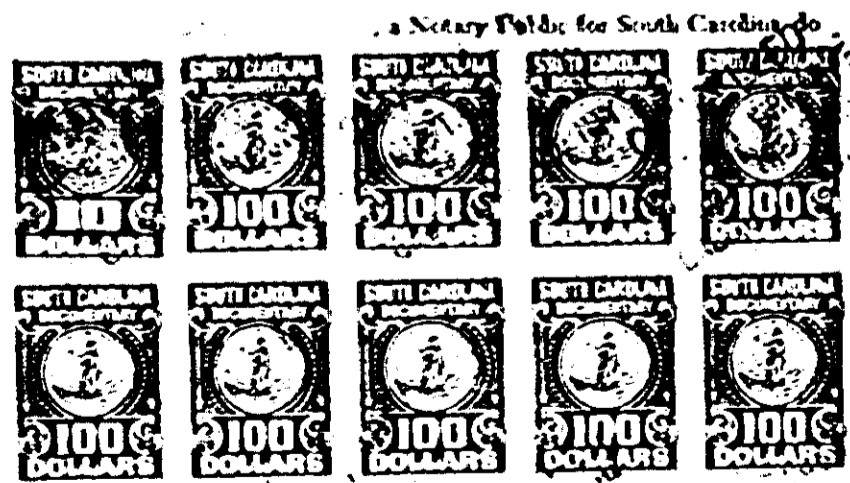
sign, seal and as His act and deed deliver the within written mortgage deed, and that he with Bill B. Bozeman witnessed the execution thereof

SWORN to before me this the 22nd day of August, A.D. 1975
[Signature] Notary Public for South Carolina (SEAL)
My Commission Expires 8-14-79

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

I, hereby certify unto all whom it may concern that the wife of the within named did this day appear before me, and upon being and without any compulsion, heard or fear of within named Mortgagee, its successors and assigns and singular the Premises within mentioned and

GIVEN unto my hand and seal, this day of A.D. 1975 (SEAL)
Notary Public for South Carolina
My Commission Expires



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