

8. The Mortgagor further agrees that should this mortgage be made in violation of the provisions of the National Housing Act within 90 days from the date of the date of the mortgage, the Secretary of Housing and Urban Development dated subsequent to the date of the mortgage, the Mortgagor shall not be bound by this mortgage, and this mortgage, being deemed conclusive proof of such violation, the Mortgagor, at its option, declare all sums secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and own the premises described in this mortgage and in the note secured hereby. It is the true intent of the parties that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, then this mortgage shall be utterly null and void, otherwise to remain in full force and effect. 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. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina. 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, then the Mortgagor, otherwise, all costs and expenses, including continuation of abstracts, 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.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands and seals this 22nd day of August, 1975.

Signed, sealed, and delivered in presence of:

Patrick H. Grayson, Jr.

Victor M. Blue

SEAL

Peggy B. Blue

SEAL

Cleo L. Lee

SEAL

SEAL

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

Personally appeared before me **Cleo L. Lee** and made oath that he saw the within-named **Victor M. Blue and Peggy B. Blue** sign, seal, and as **their** act and deed deliver the within deed, and that deponent, with **Patrick H. Grayson, Jr.** witnessed the execution thereof.

Sworn to and subscribed before me this 22nd day of August, 1975

Patrick H. Grayson, Jr.
Notary Public for South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, **Patrick H. Grayson, Jr.**, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. **Peggy B. Blue**, the wife of the within-named **Victor M. Blue**, 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, whomsoever, renounce, release, and forever relinquish unto the within-named **Collateral Investment Company**, its successors and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

Peggy B. Blue

SEAL

Given under my hand and seal, this 22nd day of August, 1975

Patrick H. Grayson, Jr.
Notary Public for South Carolina

Received and properly indexed in and recorded in Book this day of 1975 Page County, South Carolina

Clerk

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