

7. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor.

8. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. 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 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.

9. 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 my hand and seal this 11 day of April 1977
Signed, sealed, and delivered in the presence of:

Paul J. Felt
Dean Simpson

M. B. Matthews (SEAL)

(SEAL)
(SEAL)
(SEAL)

The State of South Carolina
COUNTY OF ANDERSON

Probate

PERSONALLY appeared before me the undersigned witness and made oath That (s)he saw the within named Mortgagor sign, seal and as Mortgagor's act and deed deliver the within written deed, and that (s)he with the other witness whose name is subscribed above witnessed the execution thereof.

Sworn to before me this 11 day
of April, A. D., 1977
Dean Simpson (L. S.)
Notary Public for South Carolina

Paul J. Felt

The State of South Carolina
COUNTY OF ANDERSON

Renunciation of Dower

I, the undersigned Notary Public in and for the jurisdiction shown below, do hereby certify unto all whom it may concern that the undersigned, the wife of the above named male Mortgagor M. B. Matthews, 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 Mortgagee and Mortgagee's Heirs, or Successors, and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 8
day of April, A. D. 1977
Dean Simpson (L. S.)
Notary Public for South Carolina

Betty G. Matthews

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