

14. That in the event this mortgage should be foreclosed, the Mortgagee expressly agrees that the provisions of Sections 4558 through 4596 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate laws...

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage or should he or she fail to make a payment or payments as required by the above and promissory note, any such prepayment may be applied to any of the unpaid payments or payments insofar as possible, in order that the principal debt will not be held in default.

2. That the Mortgagor shall hold and enjoy the above described premises until they are sold, by which the mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagor shall die, the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be enforceable and shall otherwise 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 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, the Mortgagee shall 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 on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall hold, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Whoever 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 20th day of December, 19 77

Signed, sealed and delivered in the presence of:

[Handwritten signatures: Kathryn D. Cunningham, Ruth Drake]

[Handwritten signature: William B. Long, Jr.] (SEAL)
[Handwritten signature: William B. Long, Jr.] (SEAL)
[Handwritten signature: William B. Long, Jr.] (SEAL)
[Handwritten signature: William B. Long, Jr.] (SEAL)

State of South Carolina } PROBATE
COUNTY OF GREENVILLE }

PERSONALLY appeared before me Ruth Drake and made oath that he saw the within named William B. Long, Jr.

sign, seal and as his act and deed deliver the within written mortgage deed, and that he with Kathryn D. Cunningham witnessed the execution thereof.

SWORN to before me this the 20th day of December, A. D. 19 77
Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina
My Commission Expires 3-15-82

[Handwritten signature: Ruth Drake]

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

I, Kathryn D. Cunningham, a Notary Public for South Carolina, do

herby certify unto all whom it may concern that Mrs. Shields K. Long the wife of the within named William B. Long, Jr. 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, renounce, release and forever relinquish unto the within named Mortgagor, its successors and assigns, all her interest and estate, and also all her right and claim of Dower ad, in or to all and singular the Premises within mentioned and released.

GIVEN into my hand and seal, this 20th day of December, A. D. 19 77
Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina
My Commission Expires 3-15-82

[Handwritten signature: Shields K. Long]
Shields K. Long

4328 RV-21

010