

It is further covenanted and made of the essence hereof that in case of default to have due in the performance of any of the covenants herein on the part of the Mortgagor, then it shall be optional with Mortgagee to convert all unmatured interest into arrears secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice of acceleration of said option, and Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all moneys so secured hereby or to foreclose the lien herein.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagee, and no waiver by Mortgagor of default of Mortgagor or delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent default.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 11<sup>th</sup> day of January AD 1979.

(SEAL)  
(SEAL)  
(SEAL)

*Leonard Phillips*  
*Carclay O. Phillips*

Witnessed, Sealed and Delivered in the presence of  
*Ray C. Avery*  
1st Subscribing Witness  
*Robb Spearman*  
2nd Subscribing Witness

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE PROBATE  
PERSONALLY APPEARED BEFORE ME RAY C. AVERY  
and made oath that he saw the within named LEONARD PHILLIPS AND CARCLAY O. PHILLIPS  
sign seal and as THEIR act and deed deliver the within written deed and that he with ROBB SPEARMAN  
2nd Subscribing Witness

Sworn to before me this 11<sup>th</sup> day of JANUARY  
AD: 1979  
*Ray C. Avery*  
Notary Public, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE RENUNCIATION OF DOWER  
I, Carclay O. Phillips, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. CARCLAY O. PHILLIPS, the wife of the within named LEONARD (NMW) PHILLIPS, did this day appear before me, and upon being privately and separately examined by me to wit: that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within named JIM WALTER HOMES, INC. Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of so of to all and singular the Premises within mentioned and released.

Witnessed under my hand and seal this 11<sup>th</sup> day of JANUARY AD 1979  
*Carclay O. Phillips*  
Notary Public, S. C.

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RECORDED JAN 15 1979 at 1:30 P.M.  
P. JAN. 15, 79  
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