

14. That in the event this mortgage should be foreclosed, the Mortgagor expressly waives the benefits of Sections 1588 through 1590 of the 1962 Code of Laws of South Carolina, as amended, or any other applicable laws.

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage, and subsequently fail to make a payment or payments as required by the terms and provisions hereof, any such prepayment may be applied toward the unpaid payment or payments, insofar as possible, in order that the principal debt will not be left contractually delinquent.

2. That the Mortgagor shall hold and covey the above described premises until there is a default in the mortgage or the note secured hereby, and 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 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 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 hereby, 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, grantees, 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 applied to all genders.

WITNESS the hand and seal of the Mortgagee, this 19th day of February, 1979.

Signed, sealed and delivered in the presence of:

James H. ...
Paul K. ...

HAMLETT BUILDERS, INC. (SEAL)

BY: *[Signature]* (SEAL)
Secretary/Treasurer

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me the undersigned and made oath that

he saw the within named Hamlett Builders, Inc. by its Secretary-Treasurer

and seal and as her and seal deliver the within instrument, and that he with the other witness

SWORN to before me this the 19th day of February, A.D. 1979.
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires 4/7/79

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

corporate mortgagor

a Notary Public for South Carolina, do

I, hereby certify that all who are named in that Mrs. ...

The object of this instrument is to ...

GIVEN under my hand and seal this ... day of ... A.D. 1979.
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires ...

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