

And in the event that the mortgagor shall (prior to payment in full of the indebtedness hereby secured) sell or otherwise dispose of the premises covered hereby, the mortgagee shall have and is hereby granted the right, privilege and option of: (1) increasing the rate of interest specified in the above mentioned promissory note to the then going rate applicable to mortgage loans of a type similar to this one and then being made by the mortgagee herein; or (2) declaring the then unpaid balance of principal hereof and accrued interest hereon to be forthwith due and payable, and proceed to foreclose this mortgage, as above provided, if said principal and interest shall not be paid in full within five (5) days from and after demand by the mortgagee for the payment thereof.

PROVIDED ALWAYS, NEVERTHELESS, that it is the true intent and meaning of the parties to these presents, that if the mortgagor shall well and truly pay or cause to be paid to the mortgagee, its attorneys, successors or assigns, the said debt or sum of money and advances as aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the aforesaid note and the conditions thereof, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

And it is further agreed that the mortgagor shall hold and enjoy possession of said premises until default of payment shall be made.

The covenants herein contained shall bind and the benefits and advantages hereof shall inure to the mortgagor, his heirs, devisees, executors, administrators and assigns and to the mortgagee, its successors and assigns respectively.

Where required for clarity of context the masculine gender as used herein shall also include and denote the feminine and neuter genders and the singular number shall also include and denote the plural number.

IN WITNESS WHEREOF, the mortgagor has hereunto set his hand and seal at Union, South Carolina this 30th day of June, 19 83.

Signed, Sealed and Delivered in the Presence of

Elizabeth Johnson

Willie B. Wingo III
Willie B. Wingo, III (Seal)

Nancy Gaston Wingo
Nancy Gaston Wingo (Seal)

STATE OF SOUTH CAROLINA
COUNTY OF UNION

PROBATE

PERSONALLY appeared before me *C. Timothy Sullivan* and made oath that (s)he saw the within named *Willie B. Wingo, III* and *Nancy Gaston Wingo* sign, seal and as *their* act and deed deliver the within written deed, and that (s)he, with *Robert E. Guess* witnessed the execution thereof.

SWORN to before me, this 30th day of June, A. D. 19 83.
Robert E. Guess (Seal)
Notary Public for South Carolina
My Commission expires 4/1/85.

STATE OF SOUTH CAROLINA
COUNTY OF UNION

RENUNCIATION OF DOWER

I, *Robert E. Guess*, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. *Nancy Gaston Wingo* the wife of the within named *Willie B. Wingo, III* 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 any person or persons whomsoever, renounce, release and forever relinquish unto the within named UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, UNION, S. C., its successors and assigns, all her interest and estate, and also all 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 30th day of June, A. D. 19 83.
Robert E. Guess (Seal)
Notary Public for South Carolina
My Commission expires 4/1/85.

Nancy Gaston Wingo
Nancy Gaston Wingo