such proceeding and the execution of his trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

8. 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. 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.

10. 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 13th day of April, 1984.

IN THE PRESENCE OF:

Glenda C. Belue

Donald R. McAlister

William G. Muxlow (SEAL)
WILLIAM G. MUXLOW

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE) (Individual)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the mortgagor's act and deed deliver the within instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Glenda C. Belue

SWORN TO before me this the
13th day of April, 1984.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My Commission Expires: 6-15-89.

RUNUNCIATION OF DOWER UNNECESSARY: Purchase Money Mortgage

RECORDED APR 18 1984 at 10:01 A.M. 32404