

this mortgage or of the promissory 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, including a reasonable attorney's fee (in any event, not less than 10% of the unpaid balance), 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.

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 hands and seals this 4<sup>th</sup> day of June, 1984.

Signed, Sealed and Delivered  
in the Presence of:

James H. Byrd, Jr. (SEAL)  
James H. Byrd, Jr.

Margaret S. Chapin  
Judson K. Chapman

Janice H. Byrd (SEAL)  
Janice H. Byrd

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared before me Margaret S. Chapin  
and made oath that she saw the within named James H. Byrd, Jr., and  
Janice H. Byrd sign, seal and as their act and deed deliver the

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