(9) That it there is a default in any of the terms, conditions, or covenants of this mortgage, or in the note secured hereby, 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 of 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 any 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 here under.

(7) 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 the 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.

(8) That 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 28th day of February, 1977.

SIGNED, sealed and delivered in the presence of:

Joan E. Clements (SEAL)
Carl K. Perkins (SEAL)
Marilyn B. Thomas (SEAL)
Joan E. Clements (SEAL)
Nancy Carter (SEAL)
(SEAL)

FILED
FEB 28 2 20 PM 1977
GREENVILLE CO. S.C.
Dorothy Tillman
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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

SWORN to before me this 28th day of February, 1977.
(SEAL)
Joan E. Clements
Notary Public for South Carolina
My Commission Expires: 4-7-84

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)

Notary Public for South Carolina
My commission expires

RECORDED FEB 28 1977 At 4:10 P.M.

22821

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, I/We Carl K. Perkins and Marilyn B. Thomas

hereinafter called the Mortgagor(s) is/are indebted to John L. Sloan

hereinafter called the Mortgagee(s) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand Three Hundred Ninety and No/100 Dollars ($4,390.00) payable $50.00 on the first day of April, 1977, and $50.00 on the first day of each month thereafter until paid in full, with the balance due and payable on March 1, 1982, with interest thereon from date at the rate of Eight per centum per annum, to be paid: monthly

WHEREAS, the Mortgagee may from time to time hereafter, at the request of the Mortgagor(s), advance and lend additional monies to the Mortgagor(s) and all such advances and/or future advances are evidenced by promissory notes of even date herewith, the terms of which are incorporated herein by reference, in the total indebtedness of Ten Thousand Dollars ($10,000.00) which may be outstanding at any time not exceeding the original amount of this mortgage, and

WHEREAS, the Mortgagor(s) desire(s) to secure the payment of the said indebtedness, and all renewals, extensions and modifications thereof, and the payment of such other sums as may be advanced by the Mortgagee(s) to the Mortgagor(s) for the protection of the security herein described, and the performance of the covenants and agreements herein and in said note or notes contained, and

WHEREAS, the Mortgagee(s) is/are willing to make such future advances, provided the same shall be secured by this mortgage, and

NOW, THEREFORE, in consideration of the premises and the sum of Two Dollars ($2.00) to the Mortgagor(s) in hand paid at and before the sealing of these presents, the receipt whereof is hereby acknowledged, and for the better securing of the payment of said indebtedness, and all renewals, extensions and modifications thereof, and the payment of such other sums as may be advanced by the Mortgagee(s) to the Mortgagor(s) for the protection of the security herein described, and the performance of the covenants and agreements herein and in said note or notes contained