

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefits of Section 4558 through 4594 of the 1962 Code of Laws of South Carolina as amended, or any other applicable law.

THE MORTGAGE COVENANTS AND AGREES AS FOLLOWS

1. That should the Mortgagee prepay a portion of the indebtedness secured by this mortgage and subsequently fail to make a payment or payments as required by the secured promissory note, any such prepayment shall be applied toward the required payment or payments insofar as possible in order that the principal debt will not be held unreasonably long.

2. That the Mortgagee shall hold and convey 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 Mortgagee shall fully perform all the terms, conditions and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be fully paid and shall otherwise remain in full force and effect.

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 Mortgagee to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal process 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 a sheriff 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 on demand at the option of the Mortgagee, as a part of the debt secured thereby, 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. 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 hand and seal of the Mortgagee, this 12th day of August, 1975

Signed, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC.

S. Gray Walsh
[Signature]

By: *[Signature]* (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me

Lyn Pressley

and made oath that

She saw the within named Franklin Enterprises, Inc.

with seal and as its act and deed deliver the within written mortgage deed, and that S. Gray Walsh

S. Gray Walsh

witnessed the execution thereof.

SWORN to before me this the 12th

day of August, A. D. 1975

S. Gray Walsh
Notary Public for South Carolina

(SEAL)

My Commission Expires 9/2/79

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

(NOT NECESSARY)

I,

, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

the wife of the within named

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 of any person or persons, relinquish, release and forever relinquish unto the within named Mortgagee, its successors and assigns, all her interest and estate, and also all her right and claim of Dower in or to all and singular the Premises within mentioned and released.

GIVEN unto my hand and seal, this

day of A. D. 19

Notary Public for South Carolina

(SEAL)

My Commission Expires

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