

14. That in the event this instrument shall be recorded, the Mortgage shall be subject to the provisions of Sections 1588 through 1596 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 the Mortgagor hereby covenants and agrees to pay to the Mortgagee the principal and interest hereon as provided in the note secured hereby, and to make a payment or payments as required by the instrument providing for the payment of the principal and interest on the note secured hereby, in order that the principal debt will not be left unpaid.

2. That the Mortgagee shall hold and enjoy the above described premises and the interest therein for the term of the note secured hereby, and it is the intention of this instrument that if the Mortgagee shall become insolvent, all the principal and interest of this mortgage and of the note secured hereby, that then this mortgage shall be treated as if it were a mortgage to the full term of the note.

It is mutually agreed that if there is a default in any of the terms or conditions herein set forth in 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, shall have legal proceedings instituted for the total sum 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 collector or law firm for collection by any other person, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then be paid by the Mortgagor, and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall bind, and the benefits and advantages shall accrue to, the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Wherever 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 Mortgagor, this **13th** day of **August**, 19**75**

Signed, sealed and delivered in the presence of:

*Shirley R. Jameson*  
*4-17*

*Charles E. Butler* (SEAL)  
**Charles E. Butler** (SEAL)  
(SEAL)  
(SEAL)

**State of South Carolina**  
**COUNTY OF GREENVILLE** } **PROBATE**

**PERSONALLY** appeared before me **Shirley R. Jameson** and made oath that

**S** he saw the within named **Charles E. Butler**

own seal and as **his** act and deed deliver the within written mortgage deed, and that **Se** with

**C. Timothy Sullivan** witnessed the execution thereof.

SWORN to before me this the **13th**  
day of **August**, A. D. 19**75**  
*Shirley R. Jameson* (SEAL)  
Notary Public for South Carolina  
My Commission Expires **8/28/78**

*Shirley R. Jameson*

**State of South Carolina**  
**COUNTY OF GREENVILLE** } **RENUNCIATION OF DOWER**

I, **C. Timothy Sullivan**, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs **Beverly J. Butler**

the wife of the within named **Charles E. Butler**  
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, threat or fear of any person or persons, whosoever, renounce, 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 of, in or to all and singular the Premises within mentioned and released.

GIVEN unto my hand and seal, this **13th**  
day of **August**, A. D. 19 **75**  
*Beverly J. Butler* (SEAL)  
Notary Public for South Carolina  
My Commission Expires **8/28/78**

*Beverly J. Butler*  
**Beverly J. Butler**

RECEIVED

4328 RV-213