

14. That in the event this mortgage shall be foreclosed, the Mortgagee expressly waives the benefits of Sections 1558 through 15961 of the 1962 Code of Laws of South Carolina, as amended, or any other appropriate 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 above said promissory note, any such prepayment or payments shall be applied toward the missed payment or payments insofar as possible, in order that the principal debt will not be held contractually delinquent.

2. That the Mortgagee shall hold and enjoy the above described premises until there is a default in this mortgage or the note secured hereby, and it is the true meaning of this instrument that if the Mortgagee shall take possession of all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be void, null and void otherwise to remain in full force and virtue.

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 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 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 inure to, the respective heirs, executors, administrators, successors, grantees, and assigns of the parties hereto. Whoever 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 22nd day of August, 1975

Signed, sealed and delivered in the presence of:

*Donna Ray Walden*

*Robert Dean Kennette* (SEAL)

Robert Dean Kennette (SEAL)

*Ronda B. Kennette* (SEAL)

Ronda B. Kennette (SEAL)

State of South Carolina  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me C. Timothy Sullivan and made oath that

he saw the within named

Robert Dean Kennette and

Ronda B. Kennette

sign, seal and as their act and deed deliver the within written mortgage deed, and that he with

Donna Ray Walden

attested the execution thereof

SWORN to before me this the 22nd day of August, A.D. 1975  
*Donna Ray Walden* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 7-17-77

*Robert Dean Kennette*

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Donna Ray Walden, a Notary Public for South Carolina, do

hereby certify unto all whom it may concern that Mrs.

Ronda B. Kennette

the wife of the within named

Robert Dean Kennette

did this day appear before me and upon being personally and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, fraud, duress or any person or persons, who is or are her husband, release and forever relinquish unto the within named Mortgagee, its executors and assigns, all her present and future, and do all her right and claim of Dower of, in or to all and singular the Premises within mentioned and related.

GIVEN my hand and seal this 22nd day of August, A.D. 1975  
*Donna Ray Walden* (SEAL)  
Notary Public for South Carolina  
My Commission Expires 7-17-77

*Ronda B. Kennette*

BBB

4328 RV-21