

It is further agreed that should the improvements upon the premises herein described be destroyed by fire or casualty, or the same, or the greater portion thereof, is removed from the premises without the written consent of the Association, then in such event the Association shall have the privilege of declaring the total indebtedness due and payable and this mortgage in default and foreclose the same.

And lastly it is agreed by and between the parties hereto that all covenants herein shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. And the Mortgagor to hold and enjoy said premises until default of payment shall be made. But if he shall default in the payment of said monthly installments, or default in any of the covenants and provisions herein set forth, for a period of thirty (30) days, then in such event the Association may, at its option declare the whole amount hereunder at once due and payable, together with costs and attorney's fees, and shall have the right to foreclose this mortgage. And shall also pay a reasonable attorney's fee in the event that the Association should become a party to any suit involving this mortgage or the title to the premises herein described. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina.

PROVIDED, ALWAYS, NEVERTHELESS, and on this EXPRESS CONDITION, that if the said Mortgagor, his heirs or legal representatives, shall on or before the first day of each and every month, from and after the date of these presents, pay or cause to be paid to the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors or assigns, the monthly installment as set out herein, until said indebtedness, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void, otherwise to remain in full force and virtue.

IN WITNESS WHEREOF the Mortgagor has hereunto set his hand and seal this the 19 day of June in the year of our Lord One Thousand Nine Hundred and 58 and in the One Hundred and 82nd year of the Independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of:

Frankie Blackwell (SEAL) Berlin C. Shelton (SEAL)
Y. L. McMahan (SEAL)

STATE OF SOUTH CAROLINA, }
County of SPARTANBURG } PROBATE

PERSONALLY appeared before me Frankie Blackwell and made oath that she saw the within named Berlin C. Shelton sign, seal and as his act and deed deliver the within written deed, for the uses and purposes therein mentioned; and that she with X. L. McMahan witnessed the execution thereof.

Sworn to before me this 19 June, 19 58.
Y. L. McMahan (SEAL) Frankie Blackwell
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, }
County of SPARTANBURG } RENUNCIATION OF DOWER

I, X. L. McMahan, a Notary Public of South Carolina, do hereby certify unto all whom it may concern that Mrs. Dorcas E. Shelton, the wife of the within named Berlin C. Shelton, 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 whomsoever, renounce, release and forever relinquish unto the within named INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 under my hand and seal this 19 day of June, 1958.
Y. L. McMahan (SEAL) Dorcas E. Shelton
Notary Public for South Carolina.

Recorded June 20th, 1958, at 3:39 P.M. #1472;