[illegible] Mortgagee shall be entitled to all compensation, awards, damages, rights of action and proceeds [illegible] taking or damage. All such compensation, awards, damages, rights of action and proceeds [illegible] Mortgagee [illegible] therefrom, all its expenses, including attorney's fees, apply the same as provided above for monies [illegible] Mortgagee [illegible] assignments of any compensation, award, damages, and the rights of action and proceeds as Mortgagee may require.

(6) Mortgagee shall be subrogated to the lien of any and all prior encumbrances, liens or charges paid out of the proceeds hereof, and to the lien of those [illegible] hereby secured, and even though said prior liens have been released of record, the repayment of said indebtedness shall be secured by such lien on the portions of said premises affected thereby to the extent of such payments, respectively.

(7) Whenever, by the terms of this instrument or of said Promissory Note, Mortgagee is given any option, such option may be exercised when the right accrues or at any time thereafter, and no acceptance by Mortgagee of payment of indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter accruing.

(8) If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within the statutory period after written demand therefor by Mortgagor, execute a release or satisfaction of this Mortgage.

(9) Notwithstanding anything in this Mortgage or the Promissory Note secured hereby to the contrary, neither this Mortgage nor said Promissory Note shall be deemed to impose on the Mortgagor any obligation of payment, except to the extent that the same may be legally enforceable, and any provision to the contrary shall be of no force or effect.

(10) All Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained and in said promissory note.

(11) If any of the undersigned is a married woman, she represents and warrants that this instrument has been executed in her behalf, and that she has not executed the same as surety for another.

(12) Each of us, whether Principal, Surety, Guarantor, Endorser, or other party hereto, hereby waives and renounces, each for himself and family, any and all homestead or exemption rights either of us have under or by virtue of the Constitution or Laws of any State, or of the United States, as against this debt or any renewal thereof, and any security agreement taken to secure this note or any renewal thereof, and the undersigned and each Surety, Endorser, Guarantor or other party to this note, transfers, conveys and assigns to the Holder hereof, a sufficient amount of any homestead or exemption that may be allowed to the undersigned, or either of them, including such homestead or exemption as may be set apart in bankruptcy, to the extent permitted by law.

WITNESS THE MORTGAGOR'S hand and seal, this 17 day of June AD 74

Signed, sealed and delivered in the presence of:

(1) Lewis W Bolin

(2) Robert M. Kelley

John H Dawkins (L.S.)
Mortgagor-Borrower

Lois Dawkins (L.S.)
Mortgagor-Borrower

(L.S.)
Mortgagor-Borrower

(L.S.)
Mortgagor-Borrower

Witness

Lewis W. Bolin
1st Witness

John Henry Dawkins & Lois Dawkins
Mortgagors

Lewis W Bolin
1st Witness Lewis W. Bolin

2nd Witness Robert M. Kelley

STATE OF SOUTH CAROLINA

COUNTY OF Spartanburg, S. C.

PERSONALLY APPEARED BEFORE ME

and made oath that he saw the within named

his act and deed deliver the within written Mortgage and that he with the other witness witnessed the execution thereof.

Sworn to before me, this 17th day of June AD 74

(SEAL)

Notary Public for South Carolina

Joan O. Belcher
Type Name

My Commission Expires Nov 22, 1981

STATE OF SOUTH CAROLINA

COUNTY OF Spartanburg, S. C.

RENUNCIATION OF DOWER

I, Joan O. Belcher, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Lois Dawkins, the wife of the within named John Henry Dawkins, 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 whomsoever, renounce, release and forever relinquish unto the within named Avco Financial Services of Spbg., Inc., 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 17th day of June AD 74

(SEAL)

Lois Dawkins
Wife's Signature

Notary Public for South Carolina

Joan O. Belcher
Type Name

My Commission Expires Nov. 22, 1981

RECORDED JUN 25 '74 32937

JUN 25 1974

$2.50 MORTGAGE 32937X

Recorded for Recording

Month June Day 25th Year 1974

Time 11:47 Book A. M.

1314
Mortgage Record Number

627
Page Number

Recorder Signature

For Greenville County

State of South Carolina

Recording Fee
$2,808.00

Lot 57, Nicholtown Heights, No. 2, City

4328 RV.2