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Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of 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 any 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.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage. and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors 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

(9) If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgager or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

(11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due.

	eration for this mortgage and secompliance with all of the ESS the Mortgagor's hand ED. sealed and delivered in	d that mortgagore terms of said  and seal this	note and this mortg	
	TE OF SOUTH CAROLINA	` }		PROBATE
	RE to before this	at (s)he, with the	october	the saw the within named mortgagor sign, seal and as its act and deed deliver the secribed above witnessed the execution thereof.  19 83  (SEAL)
resp and mor with	ectively, did this day appear	blic, do hereby ce before me, and e dread or fear of ers and assigns, al	ach, upon being privi	RENUNCIATION OF DOWER  it may concern, that the undersigned wife (wives) of the above named mortgagor(s) watchy and separarely examined by me, did declare that she does freely, voluntarily, soever, renounce, release and forever relinquish unto the mortgagee(s) and the ate, and all her right and claim of dower of, in and to all and singular the premises
			19 83	Kathryn F. Shropshire
$\mathcal{J}$	7 day of Act  Ary Public for South Carol  Commission Expires:	$\alpha$ ull $\lambda$	en i	(SEAL)