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It is further covenanted and made of the essence hereof that in case of default for five days in the performance of any of the covenants herein on the part of the Mortgagor, then it shall be optional with Mortgagee to consider all unmatured indebtedness or liability secured hereby, and accrued interest thereon, as immediately due and payable, without demand and without notice or declaration of said option, and Mortgagee shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby or to foreclose the lien hereof.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagor, and no waiver by Mortgagee of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent default.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 7th day of July A.D. 1976.

Created
Dannie S. Lankford
1976
JUL 27 1984

John G. McAbee (SEAL)
19th
Francis M. McAbee (SEAL)
IRRESTATE

Signed, Sealed and Delivered in the presence of

3080 By *J. H. Kelly*
J. H. KELLY, President

2nd Witness *D. J. Yonkers*
1st Witness *Thomas M. Hall*

WITNESSES:

STATE OF SOUTH CAROLINA

COUNTY OF

PERSONALLY APPEARED BEFORE ME *Thomas M. Hall*

and made oath that he saw the within named *John G. McAbee and Francis G. McAbee* sign, seal and as *their* act and deed deliver the within written deed and that he with *D. J. Yonkers* witnessed the execution thereof.

Sworn to before me this 7th day of July

Thomas M. Hall

Francis M. McAbee

Given under my hand and seal this 26 day of July A.D. 1976

Thomas M. Hall (SEAL)
Notary Public, S.C.
Commission expires July 23, 1983

RECORDED SEP 20 '76
At 4:30 P.M.

\$11,326.90
1 Acre Lattimer Mill Rd.
near Ft. Inn

Filed for record in the Office of the R. M. C. for Greenville County, S. C. at 4:30 o'clock P.M. Sept. 20, 1976 and recorded in Real Estate Mortgage Book 1378 at page 163
Dannie S. Lankford
R.M.C. for C. Co., S. C.

FILED AND CANCELLED OF RECORD
DAY OF July 1976
at 3:59 O'CLOCK
M. N. NO. 2088
GREENVILLE COUNTY, S.C.

John G. McAbee
Francis M. McAbee
D. J. Yonkers
Thomas M. Hall
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SEP 20 1976
mail X97799 X

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