

28. The said Mortgagor shall furnish Mortgagee during the term hereof an unaudited financial statement of Mortgagor prepared by an independent certified public accountant licensed in South Carolina, within NINETY (90) DAYS after the Mortgagor's fiscal year end.

29. It is further covenanted that the within indebtedness shall, at the option of the Mortgagee, become immediately due and payable upon (a) the conveyance or other alienation of the mortgaged property, or any part thereof; (b) the assignment of the Mortgagor's interest in the within indebtedness, or any right therein, to any third party; or (c) default by Mortgagor in the payment of any other indebtedness which he may have to Mortgagee.

30. The said Mortgagor does hereby bind himself and his heirs, successors, and assigns to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said persons whomsoever lawfully claiming or to claim the same to any part thereof.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

In The Presence Of:

[Signature]
[Signature]

[Signature] (LS)
JOSHUA E. VARAT

* * * * *

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named JOSHUA E. VARAT, as Mortgagor, sign, seal and as his act and deed deliver the within mortgage, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me this)
14th day of December, 1978) [Signature] (LS)

[Signature] (LS)
NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: 2/14/83)

0035

4328 RV-2