

cerned is hereby authorized and directed to make payment for such loss directly to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration of the property damaged.

6. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby.

7. Without affecting the liability of any person (other than any person released pursuant hereto) for payment of any indebtedness secured hereby, and without affecting the priority or extent of the lien hereof upon any property not specifically released pursuant hereto, Mortgagee may at any time and from time to time, without notice and without limitation as to any legal right or privilege of Mortgagee:

(a) Release any person liable for payment of any indebtedness secured hereby; (b) Extend the time or agree to alter the terms of payment of any of the indebtedness; (c) Accept additional security of any kind; (d) Release any property securing the indebtedness; (e) Consent to the creation of any easement on or over the premises or any covenants restricting use or occupancy thereof.

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

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 number shall include the plural and the singular, the use of any gender shall be applicable to all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Witness THEIR hand(s) and seal(s) this 10 day of NOVEMBER, 19 80.

Signed, sealed and delivered in the presence of: [Signatures of John R Tesner and Ethel J Tesner]

STATE OF SOUTH CAROLINA } COUNTY OF SPARTANBURG }

Personally appeared before me and made oath that he saw the within named JOHN R TESNER & ETHEL J TESNER sign, seal, and as THEIR act and deed deliver the within deed, and that deponent with DIANNE C EDWARDS witnessed the execution thereof.

Sworn to and subscribed before me this 10th day of NOVEMBER, 19 80 [Signature of Notary Public]

STATE OF SOUTH CAROLINA } COUNTY OF SPARTANBURG }

RENUNCIATION OF DOWER

I, DIANNE C EDWARDS, Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. ETHEL J TESNER, the wife of the within-named JOHN R TESNER, 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 GECC FINANCIAL SERVICES, its successors and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal, this 10th day of NOVEMBER, 19 80 [Signature of Notary Public]

RECORDED NOV 11 1980 at 1:04 P.M.

0251

\$20,000.00 Lot 24 Pennwood Ln., Fontana Forest

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