THIS CONVEYANCE IS MADE UPON THIS SPECIAL TRUST that if the Mortgagors pay the Promissory Note secured hereby [illegible] may be advanced or incurred at the request of Mortgagors. However, if said Mortgagors [illegible] default in the payment of any amount due under the Promissory Note secured hereby or in the performance of any covenant of the Mortgage or the Promissory Note or this Security Agreement or abandon the said Premises, Mortgagee shall have the right to enter upon the premises and take possession thereof (whether or not foreclosure proceedings are instituted) for the purpose of protecting the property from waste or deterioration other than normal wear and tear (except that Mortgagee shall not be required to take possession of the property to protect it from deterioration if Mortgagors have kept the property adequately insured and Mortgagee has been provided with evidence of such insurance coverage as required by the terms hereof); to rent the premises for the benefit of the Mortgagors; to secure the appointment of a receiver upon the ex parte application of Mortgagee as a matter of strict right without regard to the value of the property or the solvency of any person or persons liable for the payment of the indebtedness secured hereby; to collect the rents, issues and profits of the premises, including those past due and unpaid, and apply the same, after payment of all reasonable expenses incident to the execution of this trust and operation of the property, including attorneys' fees, in such manner as the Mortgagee may deem fit; and Mortgagors hereby irrevocably appoint Mortgagee as their agent to accomplish any of the foregoing. Any expenditures made by Mortgagee under the terms hereof, whether expenditures for taxes, assessments, insurance or other charges against the property, or for the maintenance thereof, or for the curing of defaults by Mortgagors, shall become a debt due by Mortgagors to Mortgagee and shall be secured by the lien hereof, and shall be immediately due and payable without notice and with interest thereon from the date of such expenditure at the rate specified in the Promissory Note. Should the Mortgagee, without any fault on its part, become a party to any suit affecting the property or the title thereto, or should the debt secured hereby or any part thereof be collected through bankruptcy or other judicial proceedings, then Mortgagors shall pay to Mortgagee all costs and expenses, including a reasonable attorneys' fee, incurred by Mortgagee. Upon the filing of any complaint for foreclosure hereof, or upon the commencement of any proceeding under any bankruptcy or insolvency laws by or against Mortgagors or any of the property of, assignment for the benefit of creditors by, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Mortgagors, all of which events shall be considered a default hereunder, the Promissory Note shall be accelerated and shall become immediately due and payable without notice, and the lien hereof may be foreclosed. Should any default be made in the payment of any sum due hereunder, or should any of such events occur, the Promissory Note shall, at the option of the Mortgagee, become at once due and payable, regardless of the stated date thereof. Thereafter, Mortgagee, its legal representatives or assigns may, and by these presents is hereby authorized and empowered to take possession of the land and premises hereby conveyed, and, after giving twenty-one (21) days notice by publishing a copy of such notice once a week for three (3) consecutive weeks, the time, place and terms of sale, in some newspaper published in the county where said land and premises are located, to sell the same in lots, parcels or en masse as Mortgagee, its legal representative or assigns, deems best, at public outcry in front of the courthouse door of said county, to the highest bidder for cash. The proceeds of said sale shall be applied, first to the expense of advertising, selling and conveying said land and premises, including a reasonable attorneys' fee and the cost of preparing any evidence of title in connection with such sale, second, to the payment of any amounts that may have been expended, or that are then necessary to expend, in paying any insurance, taxes, or encumbrances on said land and premises, third, to the payment of the Promissory Note and interest thereon secured hereby, and finally, the balance, if any, shall be paid to the Mortgagors. Mortgagors shall be liable for any deficiency remaining after the sale of the premises, and application of the proceeds of said sale as aforesaid, together with interest thereon at the same rate as specified in the Promissory Note secured hereby. The Mortgagors further agree that Mortgagee, its legal representatives or assigns, shall have the right to bid and purchase in the event of a sale hereunder, and that the Mortgagors shall surrender possession of the hereinabove described land and premises to the purchaser immediately after said sale, in the event such possession has not previously been surrendered by the Mortgagors. The Mortgagors agree that Mortgagee shall have rights now or hereinafter accorded or allowed with respect to foreclosure or other remedies by the State of South Carolina, which shall be cumulative with the aforegoing remedies. No delay or forebearance by the Mortgagee in exercising any or all of its rights hereunder or rights otherwise afforded by law shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all such rights shall be cumulative.

The covenants, terms and conditions herein contained shall bind, and the benefits and powers shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used herein, the singular number shall include the plural, the plural the singular, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured and any transferee or assignee thereof, whether by operation of law or otherwise.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals this 11th day of February, 19 83.

Witness William H. Lee, Jr. — Eddie Hawthorne (SEAL)
Mortgagor (Borrower)

Witness Betty L. Nichols — Bernie Hawthorne (SEAL)
Mortgagor (Borrower)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me William H. Lee, Jr. and made oath that he saw the within named Eddie Hawthorne and Bernice L. Hawthorne sign, seal and as their act and deed deliver the within written Deed, and that (s)he with Betty L. Nichols witnessed the execution thereof.

Sworn to before me this 11th day of February, 19 83.

Betty L. Nichols — William H. Lee, Jr.
Notary Public for South Carolina — Witness
My commission expires 7/30/90

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Betty L. Nichols, do hereby certify unto all whom it may concern, that Mrs. Bernice H. Hawthorne, wife of the within named Mortgagor, Eddie Hawthorne, 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 Mortgagee, its successors or assigns, all her interest and estate, and also 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 11th day of February, 19 83.

Betty L. Nichols — Bernie Hawthorne
Notary Public for South Carolina — Spouse
My commission expires 7/30/90

RECORDED FEB 17 1983 at 10:30 A.M.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EDDIE HAWTHORNE AND BERNICE H. HAWTHORNE
RT. 3 BOX 202A
PELZER, SOUTH CAROLINA

TO

LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC.
128 SOUTHWEST MAIN STREET
SIMPSONVILLE, SOUTH CAROLINA

I hereby certify that the within mortgage has been this 17th day of Feb. A.D. 83
Recorded in Vol. of Mortgages No. 1595 Page 117
at 10:30 o'clock A.m.

R. M. C.—C. C. C. P. & G. S.
Greenville County, S. C.

$2,400.00
Lot Old Hundard Rd.

FEB 17 1983

29397

4328 RV.2