

It is further covenanted and made of the essence hereof that in case of default for thirty 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 29th day of March A.D. 19 84.

x Gerald F. McCauley (SEAL)
x Pamela K. McCauley (SEAL)

Signed, Sealed and Delivered in the presence of

1st Subscribing Witness

2nd Subscribing Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY APPEARED BEFORE ME RAY C. AVERY
and made oath that he saw the within named GERALD F. MCCAULEY AND PAMELA K. MCCAULEY
sign, seal and as THEIR act and deed deliver the within written deed and that he with

witnessed the execution thereof.

Sworn to before me this 29th day of MARCH A.D. 19 84

1st Subscribing Witness

Notary Public, S. C.

COMM. EXPIRES: MY COMMISSION EXPIRES 2-28-1993

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, MICHAEL L. MITCHELL, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. PAMELA K. MCCAULEY, the wife of the within named GERALD F. MCCAULEY, 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 JIM WALTER HOMES, INC., Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of in or to all and singular the Premises within mentioned and released.

x Pamela K. McCauley (SEAL)

Given under my hand and seal this 29th day of MARCH A.D. 19 84

Notary Public, S. C.

COMM. EXPIRES: MY COMMISSION EXPIRES 2-28-1993

(CONTINUATION OF DESCRIPTION)

BEGINNING at a point on the northerly edge of Langston Road, said point being at the common corner of property of Larry J. Grogan and Vicki M. Grogan and Langston Road and running thence along the westerly side of Langston Road, S. 15-42 E. 15 feet to a point; thence turning and running S. 67-36 W. 230.9 feet to a point in the easterly line of the mortgagors; thence with the easterly line of the mortgagors, N. 12-16 W. 15 feet to a point at the northeasterly corner of mortgagors' property; thence S. 67-36 W. 540.8 feet to a point at the northwesterly corner of property of Hugh F. McCauley and Betty T. McCauley; thence N. 8-00 W. 15 feet to a point; thence N. 67-36 E. 771.7 feet, more or less, to Langston Road; thence with Langston Road, S. 15-42 E. 15 feet to the point of BEGINNING, at the corner of Langston Road and property of Larry J. Grogan and Vicki M. Grogan.

\$65,160.00 Recorded May 9, 1984
1 Acre at 11:30 A/M
Also Easement

35117

TAMPA COUNTY 15622

B 790

15622