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THIS CONVEYANCE IS MADE UPON THIS SPECIAL TRUST, that if the Mortgagors pay the Promissory Note of even date herewith in the principal sum of Two Thousand Two Hundred Fifty-six and 00/100 ($2,256.00) Dollars, with interest thereon from date at the rate of 12% per annum, said principal and interest to be paid in 60 monthly installments of $50.16 each, the first installment being due and payable one month after date hereof and a like installment being due and payable on the same day of each month thereafter until the entire principal and interest have been paid in full, and shall perform all the covenants and conditions contained in this Mortgage, then this conveyance shall be null and void; but should default be made in the payment of any sum due under the Promissory Note secured hereby, or should the Mortgagors fail to perform any of the covenants and conditions contained in this Mortgage, or the Promissory Note, or should Security Agreement also securing said Promissory Note, be foreclosed, or should any suit be instituted for the foreclosure of any other lien or mortgage on said premises, whether superior or inferior to this Mortgage, or should default occur in the payment of any such other lien, normal wear and tear excepted, or casualty insurance premiums when due, or should the Mortgagors fail to keep said premises insured against loss by fire and windstorm in the manner required in this Mortgage, or to pay the expense of such insurance, or should the Mortgagors fail to keep said premises free from all taxes, liens, or assessments, or should any tax or assessment become a lien against the property, or any part of the property, assigned for the benefit of creditors, or the control or title of any property of the Mortgagors be taken over by any court or authority in any bankruptcy or insolvency proceeding, or should bankruptcy or insolvency proceedings be instituted by or against Mortgagors or either of them and not dismissed within 10 days of the filing of the original petition therein, and (c) death of any Mortgagor obligated hereunder, then and in any of such events, the Promissory Note shall, at the option of the Mortgagee, become at once due and payable, regardless of the maturity date thereof. Thereafter, Mortgagee, its legal representative or assigns is authorized 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 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 auction, 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 other charges on said land and premises; third, to the payment of the Promissory Note and interest thereon secured hereby; and fourth, 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 representative 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 all rights now or hereafter 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 forbearance 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 26th day of July 19 83

Witness William H. Lee, Jr. — James H. Madison, Jr. (SEAL) Mortgagor (Borrower)

Witness Betty L. Nichols — Nona E. Madison (SEAL) Mortgagor (Borrower)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me Rickey H. King and made oath that he saw the within named James H. Madison, Jr. and Nona E. Madison sign, seal and as their act and deed deliver the within written Deed, and that he with William H. Lee, Jr. witnessed the execution thereof.

Sworn to before me this 26th day of July 19 83

William H. Lee, Jr.
Notary Public for South Carolina

Rickey H. King
Witness

My commission expires 5/20/93

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, William H. Lee, Jr. do hereby certify unto all whom it may concern, that Mrs. Nona E. Madison, wife of the within named Mortgagor James H. Madison, Jr. 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 and 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 26th day of July 19 83

William H. Lee, Jr.
Notary Public for South Carolina

Nona E. Madison
Spouse

My commission expires 5/20/93

Recorded July 28, 1983 at 11:00 A.M. 3191

JUL 28 1983 V

STATE OF SOUTH CAROLINA

COUNTY OF

TO

MORTGAGE OF REAL ESTATE

I hereby certify that the within mortgage has been this 28 day of July A.D. 83 Recorded in Vol. of Mortgages No. 1618 Page 119 at 11:00 o'clock A m.

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

$2,256.00
4.59 Acres Weathers Dr.