CONDOMINIUM RIDER (01.2030 41.557

THIS CONDOMINIUM RIDER is made this	22nd	dayat	November	19 83
and is incorporated into and shall be deemed to an	nend and supp	ement a Morteage	Deed of Trust or Deed	to Secure Debt
(herein "Security Instrument") dated of even d	ne herewith, s	iven by the unde	rsigned therein "Borrow	(er") !. secure
Borrower's Note to N. Barton Tyck, Jr.	as Nomine	e for the Tru	stees of U.S. She	eltera
Massachusetts Business(Heren Lender")	and covering	the Property des	cribed in the Security I	nstrument and
located at: 925 Cleveland Street, G	eenville,	South Carolin	а29601	
The Property comprises a unit in, together with				
known as Riverbend. Horizontal. Prop	erty Regime	uum Project)	,,	
	m Project"). I	f the Owners Assi	ociation or other governi	ing body of the
Condominium Project (herein "Owners Associa	tion") holds t	itle to property fo	or the benefit or use of	its members or
shareholders, the Property shall also be compris	ed of Borrower	's interest in the (Owners Association and	the proceeds of
such interest.			•	
CONDOMINIUM COVENANTS. In addition	to the cover	ants and agreem	ents made in the Secur	ity Instrument,
Borrower and Lender further covenant and agree	as follows:			
A. Assessments. Borrower shall prompt	ly pay, when o	lue, all assessmen	its imposed by the Own	iers Association
pursuant to the provisions of the declaration, by	r-laws, code of	regulations or oth	ier constituent document	s of the Condo-
minium Project.				
B. Hazard Insurance. So long as the O	wners Associa	tion maintains a	"master" or "blanket"	policy, which is
s: isfactory in form to Lender, with a generally a	ccepted insurar	ice carrier on the C	ondominium Project and	s which provides
insurance coverage in such amounts, for such pe		nst such nazaros :	as Lenger may require, it	setuding me and
hazards included within the term "extended cover (i) Lender waives the provision in	rage , then: Uniform Cover	ant 2 for the mon	this payment to I ender	of one-twelfih of
the premium installments for hazard insurance o	n the Property:	and	any payment to beneet	
(ii) Borrower's obligation under Un	iform Covenar	t 5 to maintain ha:	zard insurance coverage o	on the Property is
deemed satisfied to the extent that the required of	overage is provi	ded by the Owners	s Association policy.	•
Borrower shall give Lender prompt notice	of any lapse in :	such required haza	ird insurance coverage.	
In the event of a distribution of bazard	nsurance proc	ceds in lieu of res	toration or repair follow	ing a loss to the
Property, whether to the unit or to common eler	nents, any such	proceeds payable	to Borrower are hereby a	ssigned and shall
he paid to Lender for application to the sums se	cured by the Se	curity Instrument	, with the excess, if any, g	paid to Borrower.
C. Public Liability Insurance. Borrowe	r shall take suc	ch actions as may	be reasonable to insure	that the Owners
Association maintains a public liability insurance	e policy accept:	ible in form, amou	int, and extent of coverage	to Lender.
D. Condemnation. The proceeds of any	ward or claim	for damages, direc	et or consequential, payab	He to portower in
connection with any condemnation or other tal	ing of all or an	y part of the Prope	erry, whether of the unit of ad about he sold to Lead	es Circh receeds
elements, or for any conveyance in lieu of conc shall be applied by Lender to the sums secured by	emnation, are	nereby assigned a	no snan oc palo to centr mannes provided under 1	n Such process
	y the second	itzeroment in the i	manner provides success	
9. E. Leader's Prior Coasent. Borrower	shall not, exce	nt after notice to	Lender and with Lende	er's prior written
consent, either partition or subdivide the Proper	ty or consent to);		•
(i) the abandonment or terminati	on of the Con	dominium Project	i, except for abandonme	nt or termination
required by law in the case of substantial destri	ection by fire or	other casualty or	in the case of a taking by	condemnation or
eminent domain:				
(ii) any amendment to any pro-	rision of the d	eclaration, by-lay	us or code of regulation	is of the Owners
Association, or equivalent constituent docume	as of the Cond	ominium Project (herein "Constituent Doc	uments) waken is
for the express benefit of Lender.			Caranani of the Coo	dominium Project
(iii) termination of professional m	anagement and	assumption of set	t-timing fement of the con	Ommuni i ojeci
Owners Association; or (iv) any action which would have	the effect of re	ndering the public	liability insurance cover	age maintained by
the Owners Association unacceptable to Lende	f.	cocting the pour	,,,	•
F. Notice to Leader, in addition to be	tices required	to be given Lende	er by the terms of the Se	curity Instrument.
Rossower shall promptly give notice to Leader	r of any materia	il amendment to a	ny provision of the Cons	tituent Documents
and also of any amendment to a material prov	ision thereof. E	xamples of materi	al provisions include, but	are not limited to.
those which provide for govern or regulate; Y	oting or percen	tage interests of th	e unit owners in the Con-	dominium Project;
assessments, assessment liens or subordination	n of such liens	the boundaries of	of any unit of the exclusi	ve easement rights
appertaining thereto; or reserves for maintenan	ice, repair and i	replacement of the	common elements.	A
G. Remedies. If Borrower breaches Bo	HOMEL'S COVER	ants and agreemes	als bereubder, including t	encity lastomest
when due condominium assessments, then including, but not limited to, those provided us	ender may in: ider Uniform C	roke any remedie: ovenant 7.	s provided ander the Se	sain) implications
In Witness Whereof. Borrower has execute	INDURNS cam o	mitain ermer.	· ·	
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		(). C. F	knine, Jr.	
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