

ferring the mortgaged premises subject to the terms and conditions of \*  
5. To permit, commit or suffer no waste, impairment or deterioration of said  
property or any part thereof. \*the within mortgage

6. To perform, comply with and abide by each and every the stipulations,  
agreements, conditions and covenants in said promissory note and in this deed set  
forth

7. If any of said sums of money herein referred to be not promptly and fully  
paid within fifteen (15) days next after the same severally become due and  
payable, or if each and every the stipulations, agreements, conditions and covenants  
of said promissory note and this deed or either, are not duly performed, complied  
with and abided by, the said aggregate sum mentioned in said promissory note shall  
become due and payable forthwith or thereafter at the option of the Mortgagee,  
as fully and completely as if the said aggregate sum of FOUR HUNDRED EIGHT  
THOUSAND AND NO/100-----Dollars was originally stipulated to be paid on such day,  
anything in said promissory note or herein to the contrary notwithstanding.

8. The Mortgagee may, at any time while a suit is pending to foreclose or to reform  
this mortgage or to enforce any claims arising hereunder, apply to the court having  
jurisdiction thereof for the appointment of a receiver, and such court shall forthwith  
appoint a receiver of the premises and all other property covered hereby, including all  
and singular the income, profits, rents, issues and revenues from whatever source de-  
rived, and such receiver shall have all the broad and effective functions and powers in  
anywise entrusted by a court to a receiver and such appointment shall be made by such  
court as an admitted equity and a matter of absolute right to said Mortgagee, and  
without reference to the adequacy or inadequacy of the value of the property mort-  
gaged or to the solvency or insolvency of said Mortgagor or the defendants, and such  
income, profits, rents, issues and revenues shall be applied by such receiver according  
to the lien of this mortgage and the practice of such court.

9. The MORTGAGOR incurs no personal liability by reason of the  
execution and delivery of this Mortgage, the MORTGAGEE agreeing to  
look solely to the property that this Mortgage encumbers for any  
recourse.

10. In the event of any default under the Note secured by this  
Mortgage or any default in the covenants and conditions contained in  
it (or set forth in other collateral securing the indebtedness), the  
MORTGAGEE shall look solely to the mortgaged property (and other  
security) or the proceeds of its sale for payment of the indebtedness  
and the full satisfaction of any liabilities or obligations otherwise  
arising hereunder, and if the net proceeds arising therefrom or from  
the sale shall be insufficient to pay in full the debt secured  
thereby and satisfy any such liabilities or obligations, the  
MORTGAGOR shall not be held personally liable or responsible for the  
payment of such deficiency.

**In Witness Whereof,** The said Mortgagor hereunto sets his hand and  
seal the day and year first above written.

Signed, Sealed and Delivered in Presence of:

*Virginia B. McSpence*  
*Just*

*Kiefer G. Tucker, Jr.*  
KIEFER G. TUCKER, JR., as Trustee  
and Individually

State of ~~Florida~~ SOUTH CAROLINA  
County of GREENVILLE

I, an officer authorized to take acknowledgments of deeds according to the  
laws of the State of ~~Florida~~ South Carolina, duly qualified and acting, **HEREBY CERTIFY** that  
KIEFER G. TUCKER, JR., as Trustee and Individually

to me personally known, this day acknowledged before me that he  
executed the foregoing mortgage, and I **FURTHER CERTIFY** that I know the said  
person making said acknowledgment to be the individual described in and  
who executed the said mortgage.

**In Witness Whereof,** I hereunto set my hand and official seal at  
Greenville said County and State, this 5th  
day of December, A. D. 1979

Notary Public  
My Commission Expires 8/2/80

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