

And in the event that the mortgagor shall (prior to payment in full of the indebtedness hereby secured) sell or otherwise dispose of the premises covered hereby, the mortgagee shall have and is hereby granted the right, privilege and option of: (1) increasing the rate of interest specified in the above mentioned promissory note to the then going rate applicable to mortgage loans of a type similar to this one and then being made by the mortgagee herein; or (2) declaring the then unpaid balance of principal hereof and accrued interest hereon to be forthwith due and payable, and proceed to foreclose this mortgage, as above provided, if said principal and interest shall not be paid in full within five (5) days from and after demand by the mortgagee for the payment thereof.

PROVIDED ALWAYS, NEVERTHELESS, that it is the true intent and meaning of the parties to these presents, that if the mortgagor shall well and truly pay or cause to be paid to the mortgagee, its attorneys, successors or assigns, the said debt or sum of money and advances as aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the aforesaid note and the conditions thereof, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

And it is further agreed that the mortgagor shall hold and enjoy possession of said premises until default of payment shall be made.

The covenants herein contained shall bind and the benefits and advantages hereof shall inure to the mortgagor, his heirs, devisees, executors, administrators and assigns and to the mortgagee, its successors and assigns respectively.

Where required for clarity of context the masculine gender as used herein shall also include and denote the feminine and neuter genders and the singular number shall also include and denote the plural number.

IN WITNESS WHEREOF, the mortgagor has hereunto set his hand and seal at Union, South Carolina this 31st day of March, 19 83.

Signed, Sealed and Delivered in the Presence of
Constance G. McBride
John M. Dillard

Jack R. Moore (Seal)
Jack R. Moore (Seal)
(Seal)

STATE OF SOUTH CAROLINA }
COUNTY OF UNION GREENVILLE } PROBATE

PERSONALLY appeared before me John M. Dillard and made oath that (s)he saw the within named Jack R. Moore sign, seal and as his act and deed deliver the within written deed, and that (s)he, with Constance G. McBride witnessed the execution thereof.

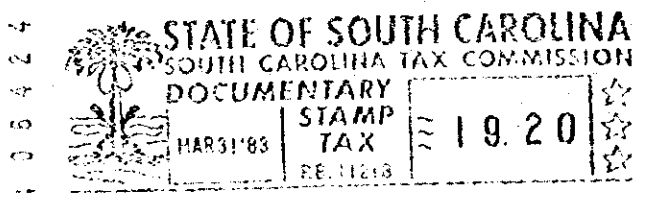
SWORN to before me, this 31st day of March, A. D. 19 83
Constance G. McBride (Seal)
Notary Public for South Carolina
My Commission Expires 5/22/83

John M. Dillard
John M. Dillard

STATE OF SOUTH CAROLINA }
COUNTY OF UNION } RENUNCIATION OF DOWER
UNNECESSARY - MORTGAGOR UNMARRIED

I, _____, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. _____ the wife of the within named _____ 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 any person or persons whomsoever, renounce, release and forever relinquish unto the within named UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, UNION, S. C., its successors 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.

GIVEN under my Hand and Seal, this _____ day of _____ A. D. 19 _____ (Seal)
Notary Public for South Carolina



0843

4328-172