

22. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.
23. Exemption from Personal Liability; Extensions, Etc., Not to Release Interest in Property. If any person executes this Mortgage who did not execute the Note, then nothing contained in the Mortgage or in the Note setting out the obligations secured hereby shall obligate such person further than to bind such person's right, title, and interest in the mortgage Property, and on default hereunder no deficiency or other personal judgment shall be demanded or entered against such person; but, extension of the time for payment, at any time, and from time to time, modification of amortization of the sums secured by this Mortgage, at any time, and from time to time, or other accommodations granted by Lender to any maker of the Note, at any time, and from time to time, without the consent of such person, shall not operate to release, in any manner, the liability of such person or such person's successors in interest insofar as such person's interest in the Property is concerned. Lender shall not be required, at any time, to commence proceedings against anyone who executed the Note or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by such person or such person's successors in interest. The provisions of paragraph 10 above also apply to any person who executes this Mortgage, whether or not such person executed the Note. The word "person" as used in this paragraph shall mean an individual, partnership, association, corporation and all other legal and commercial entities.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of: Toy Street Development Company, a Limited Partnership
BY: W. Lindsay Smith (Seal) - Borrower
W. Tolly Johnson General Partner
Judy Evans (Seal) - Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Judy J. Evans and made oath that she saw the within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that she with W. Lindsay Smith witnessed the execution thereof.
Sworn before me this 1st day of August, 1984

W. Lindsay Smith (Seal) Notary Public for South Carolina My Commission expires 8-31-87
Judy Evans

AUG 3 1984 3918
BOZEMAN, GRAYSON & SMITH
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

To
Toy Street Development Company
a Limited Partnership
First Federal Savings and Loan Association
of South Carolina
WLS84-0572

MORTGAGE

Filed this 3rd day of August, A.D. 1984, at 2:19 o'clock P.M., and Recorded in Book 1675 Page 939 Fee, \$
R. M. C. of Greenville County, S. C.
\$700,000.00
1.53 Acres Toy St.

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, County ss:

I, a Notary Public, 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 of any person whomsoever, renounce, release and forever relinquish unto the within named 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 mention and released.

Given under my Hand and Seal, this day of 19
(Seal)
Notary Public for South Carolina
My Commission expires

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