

In case of breach by Borrower of the covenants and conditions of the Loan Agreement, Lender, at Lender's option, with or without entry upon the Property, (i) may invoke any of the rights or remedies provided in the Loan Agreement, (ii) may accelerate the sums secured by this Mortgage and invoke those remedies provided in paragraph 18 hereof, or (iii) may do both. Prior to completion of the improvements, sums disbursed by Lender to protect the security of this Mortgage up to the principal amount of the Note shall be treated as disbursements pursuant to the Loan Agreement, and such sums disbursed by Lender in excess of the principal amount of the Note shall be additional indebtedness of Borrower secured by this Mortgage. All such sums shall bear interest from the date of disbursement at the rate stated in the Note, unless collection from Borrower of interest at such rate would be contrary to applicable law in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law, and shall be payable upon notice from Lender to Borrower requesting payment therefor.

If, after the commencement of amortization of the Note, the Note and this Mortgage are sold by Lender, from and after such sale the Loan Agreement shall cease to be a part of this Mortgage and Borrower shall not assert any right of set-off, counterclaim, or other claim or defense arising out of the Loan Agreement against the obligations of the Note and this Mortgage.

25. **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 this 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 mortgaged 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 as a Sealed Instrument.

Signed, sealed and delivered in the presence of:

Baety O. Gross (Seal)
Mickey W. Southern Borrower
Tammy J. Dale (Seal)
Donna J. Southern Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared *Tammy S. Dale* and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with *Baety O. Gross, Jr.* witnessed the execution thereof.
 Sworn before me this *31* day of *December*, 19*84*.

Baety O. Gross (Seal)
Tammy J. Dale
 Notary Public for South Carolina
 My Commission expires *1-18-93*

GROSS & GAULT, ATTORNEYS
 P. O. Box 507
 Fountain Inn, S. C. 29844 DEC 31 1984

STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE
 Mickey W. and Donna J. Southern
 To
 Newberry Federal Savings and Loan Association
MORTGAGE
 Filed this 31st day of December, A. D. 1984,
 at 3:32 o'clock P/M.,
 and Recorded in Book 1696
 Page 593 Fee, \$
R. M. C. of Chester County, S. C.
Greenville County, S. C.
 \$45,000.00
 2.0 Acres
 Also Easement

RENUNCIATION OF DOWER
 ABOLISHED: May 22, 1984
 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 mentioned and released.

Given under my Hand and Seal, this _____ day of _____, 19____.

 Notary Public for South Carolina (Seal)
 My Commission expires _____

RECORDED DEC 31 1984 at 3:32 P/M 19597

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP TAX
 DEC 31 84
 13.50

550

2328-11-21