

13. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this Mortgage, and of the Note and debt(s) secured hereby, then this Mortgage shall become utterly null and void, otherwise to remain in full force and effect;

14. The Note secured hereby may be prepaid in full or in part without the payment of a penalty and without giving prior notice, on any installment due date, in accordance with the plan of amortization.

15. Mortgagor shall not permit any further mortgages or encumbrances against the mortgaged premises without the prior written consent of Mortgagee which consent shall not be unreasonably withheld.

16. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal, this 12th day of May 1980.

NARGIS, INC.

BY: Manon (SEAL)
President

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

STATE OF SOUTH CAROLINA) PROBATE
COUNTY OF GREENVILLE)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officer(s), sign, seal and as the mortgagor's act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me, this 12th day of May, 1980.
[Signature] (SEAL)
Notary Public for SC
My commission expires: 11/9/89

[Signature]
Witness

Derivation

This is the same property conveyed to the Mortgagor herein by deed from Church Street Properties Limited Partnership, dated May 9, 1980, and recorded in the Office of the R.M.C. for Greenville County, S. C. in Deed Book 1126 at Page 569, on May 28, 1980.

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