

TAXES, ASSESSMENTS CHARGES: The Mortgagor shall pay all taxes, assessments and charges as may be lawfully levied against the real property described above within thirty (30) days after the same shall become due. In the event that the Mortgagor fails to pay all taxes, assessments and charges as herein required, then the Mortgagee, at its option, may pay the same. Such amounts paid by the Mortgagee shall become part of the sum secured by this Mortgage, shall bear interest from the date of disbursement at the rate of 22.00% per annum, unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law, and shall be repaid by the Mortgagor to the Mortgagee upon demand.

PARTIAL RELEASE: The Mortgagor shall not be entitled to the partial release of any of the above described real property unless a specific provision providing therefor is included in this Mortgage. In the event a partial release provision is included in this Mortgage, the Mortgagor must strictly comply with the terms thereof. Notwithstanding anything therein contained, the Mortgagor shall not be entitled to any release of property unless the Mortgagor is not in default and is in full compliance with all of the terms and provisions of the Note, this Mortgage, and any other instrument that may be securing the Note.

WASTE. The Mortgagor covenants that it will keep the real property described above in good order, repair and condition, reasonable wear and tear excepted, and that it will not commit or permit any waste.

WARRANTIES. The Mortgagor covenants with the Mortgagee that (i) it is seized of the real property described above in fee simple, (ii) it has the right to convey the same in fee simple, (iii) title to said real property is marketable and free and clear of all encumbrances, except for the exceptions stated below, and (iv) the Mortgagor will warrant and defend the title to said real property against the lawful claims of all persons whomsoever.

EXCEPTIONS: \_\_\_\_\_

As used herein, "Mortgagor" or any modifying pronouns shall include the masculine and feminine genders and the singular and plural.

IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand and seal this 11th day of August, 1981.

Signed, sealed and delivered in the presence of:

Sherry H. McGee (SEAL)
Florence H. Bruce (SEAL)
Barry W. Pruitt (SEAL)

STATE OF SOUTH CAROLINA
County of Greenville } PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named BARRY W. PRUITT sign, seal, and as (his) (her) act and deed, deliver the within writtin Mortgage and that (s)he with the other witness named above witnessed the execution thereof.

SWORN to before me this 11th day of August, 1981
Florence H. Bruce (L.S.)
Notary Public for South Carolina

My Comission expires: 12/18/89

STATE OF SOUTH CAROLINA
County of Greenville } RENUNCIATION OF DOWER

FLORENCE H. BRUCE, a Notary Public, do hereby certify unto all whom it may concern that Mrs. CARROLL T. PRUITT, the wife of the within named BARRY W. PRUITT

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 The South Carolina National Bank, 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 11th day of August, 1981
Florence H. Bruce (L.S.)
Notary Public for South Carolina

My Comission expires: 12/18/89

Carroll T. Pruitt
Carroll T. Pruitt

Ken Sowell

Int. 13-B Yorktown Horiz. P.R. Reg. # 22,755.36

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 2:19 o'clock P. M. Sep. 1, 1981 and recorded in Real - Estate Mortgage Book 1551 at page 586 R.M.C. for G. Co., S.C.

SEP 1 1981 X 5757X