

28. The said Mortgagor shall furnish Mortgagee during the term hereof an unaudited financial statement of Mortgagor prepared by an independent certified public accountant licensed in South Carolina, within NINETY (90) DAYS after the Mortgagor's fiscal year end.

29. It is further covenanted that the within indebtedness shall, at the option of the Mortgagee, become immediately due and payable upon (a) the conveyance or other alienation of the mortgaged property, or any part thereof (other than a reconveyance to Joshua E. Varat); or (b) default by Mortgagor in the payment of any other indebtedness which he may have to Mortgagee.

30. It is expressly understood and agreed that Jesse C. Belcher, individually, shall have no monetary liability to Mortgagee by reason of his execution hereof in his capacity as Trustee.

31. The said Mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said persons whomsoever lawfully claiming or to claim the same to any part thereof.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

In The Presence Of:

Sharon D. Pittman

Carolyn B. Rowe

Jesse C. Belcher  
JESSE C. BELCHER, Trustee F/B/O  
JOSHUA E. VARAT under Trust Agreement  
Dated 9/29/80, Amended 5/29/81

CONSENTED TO: Joshua E. Varat  
JOSHUA E. VARAT

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

P R O B A T E

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named JESSE C. BELCHER, Trustee F/B/O JOSHUA E. VARAT, as Mortgagor, sign, seal and as his act and deed deliver the within mortgage, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this )  
26th day of October, 1981 )  
Carolyn B. Rowe (SEAL)  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 2/14/83 )

Sharon D. Pittman

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