

MORTGAGE RIDER

TRANSFER OF THE PROPERTY; ASSUMPTION

If all or any part of the Property or an interest therein is sold or transferred by Borrower without Lender's prior written consent (which consent shall be in Lender's sole discretion), excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Mortgage to be immediately due and payable, except that Lender will not exercise its right to declare all such sums immediately due and payable in the case of the first transfer or sale by the Borrower executing this Mortgage, provided that the Borrower is not then in default under this Mortgage and the Note and the person to whom the Property is to be sold and transferred (i) executes a written assumption agreement satisfactory to and accepted in writing by Lender, in which event Lender shall release Borrower from all obligations under this Mortgage and the Note and (ii) the credit of such person is satisfactory to Lender. The foregoing exception to Lender's right to declare such sums due and payable shall only apply to such first transfers or sale by the Borrower executing this Mortgage and Lender's right to make such declaration in all other instances shall be in its sole discretion.

IN WITNESS WHEREOF, BORROWER has executed this Rider this 31st day of December, 1982
Signed, sealed and delivered
in the presence of:

Sarah Ellen Bolt Stan R. Gaines (SEAL)
STAN R. GAINES

Joseph J. Watson Thomas H. Sutherland (SEAL)
THOMAS H. SUTHERLAND

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Before me personally appeared Joseph J. Watson and made oath that he saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that I with Sarah Ellen Bolt witnessed the execution thereof.

Sworn before me this 31st day of December, 1982.

Sarah Ellen Bolt (Seal)
Notary Public for South Carolina

Joseph J. Watson

My commission expires: 08/06/89

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NO RENUNCIATION OF DOWER IS NECESSARY

I, _____, a Notary Public, do hereby certify unto all whom it may concern that _____ the _____ 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 interest and estate, and also all _____ 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____

(Seal) _____ 16604
Notary Public for South Carolina
RECORDED JAN 7 1983 at 11:58 A.M.
My commission expires: _____

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