

**18. BORROWER'S MAINTENANCE OF PROPERTY**

I will maintain the Property in good repair and condition, except for reasonable wear and tear and I will not permit any waste of the Property.

**19. AGREEMENT ABOUT CHANGES IN PROPERTY BY BORROWER**

No building or improvement on the Property will be altered, demolished or removed without the Lender's written consent.

**20. AGREEMENTS ABOUT GIVING NOTICES REQUIRED UNDER THIS MORTGAGE**

Unless the law requires otherwise, any notice that must be given to me under this Mortgage will be given by delivering it or by mailing it with proper postage, addressed to me at the Borrower's address stated in the section above titled "Words Used Often in This Document." A notice will be delivered or mailed to me at a different address if I give Lender a written notice of my different address. Any notice that must be given to Lender under this Mortgage will be given by mailing it with proper postage to Lender's address stated in Paragraph (C) of the section above titled "Words Used Often in This Document." A notice will be mailed to Lender at a different address if Lender gives me a written notice of the different address. A notice required by this Mortgage is given when it is mailed or when it is delivered according to the requirements of this Paragraph.

**21. CAPTIONS**

The captions and titles of this Mortgage are for convenience only. They may not be used to interpret or to define the terms of this Mortgage.

**22. COVENANTS AND REPRESENTATIVES OF MORTGAGOR**

All of the covenants and representations in this Mortgage of the Mortgagor shall bind the Mortgagor, his heirs, executors, administrators, successors and assigns.

**23. LAW GOVERNING THIS MORTGAGE**

This Mortgage shall be construed by the laws of the State of South Carolina.

**24. GENDER AND SEVERABILITY**

Whenever the context so requires, the masculine shall include the feminine and neuter and the singular include the plural. If any portion of this Mortgage shall be held to be void or unenforceable, the balance of the Mortgage shall nevertheless be carried into effect.

25. Borrower acknowledges receipt of a copy of this Mortgage.

By signing this Mortgage, I agree to all of the above.

IN WITNESS WHEREOF, the Borrower has signed this Mortgage.

Signed, sealed and delivered in the presence of:

*Ruby L. Banks* \_\_\_\_\_ (L.S.)  
*Stanley Earl Bayne* \_\_\_\_\_ (L.S.)  
*Linda Louise Bayne* \_\_\_\_\_ (L.S.)  
 Stanley Earl Bayne \_\_\_\_\_ (L.S.)  
 Linda Louise Bayne \_\_\_\_\_ (L.S.)

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

**PROBATE**

PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named Borrower(s) sign, seal and as his 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 22 day of February 19 83 (SEAL)

Notary Public for South Carolina  
 My Commission Expires: 9-17-85

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

**RENUNCIATION OF DOWER**

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named Borrower(s) respectively, did this day appear before me, and each, 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 Lender(s) and the Lender's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 22 day of February 19 83 (SEAL)

Notary Public for South Carolina  
 My Commission Expires: 9-17-85

RECORDED FEB 23 1983 23549 at 11:03 A.M.

FEB 23 1983  
 J. ERIC KINDBERG, ATTORNEY  
 7038 Wade Hampton Blvd.  
 Greer, S.C. 29651

State of South Carolina

COUNTY OF GREENVILLE

STANLEY EARL BAYNE and

LINDA LOUISE BAYNE

TO  
 Ms. Barbara Moss

BANK OF GREER

DRAWER 708  
 GREER, SOUTH CAROLINA 29651

Mortgage of Real Estate

Filed this 23rd day

of Feb. A.D., 19 83

and recorded in Vol. 1595 Page 479

at 11:03 A.M.  
 Fee: \$ \_\_\_\_\_

Register of Meane Conveyances

For Greenville County S. C.

\$9,600.00  
 Tract 3 Jug Factory Rd.

4328 RV 2