## CONDOMINIUM RIDER

| THIS CONDOMINIUM RIDER is made this 7th .                         | day of .April ,  |
|---|--|
| o Roand is incorporated into and shall be deemed to amend         | and supplement a Mortgage, Deed of Trust of Execute                  |
| was chargin "cooperity instrument") dated of even date herew      | ith, given by the undersigned (never) bollower ) to seeme            |
| forcower's Note to Carolina Federal Savings and Loan Associa      | ition (herein "Lender") and covering the rinperty described          |
| the security instrument and located at Unit 20, Tren              | twood Horizontal Property Regime,                                    |
| · · Greenville County, South Carolina. (Property)                 |  |
| (Propert  | y Address)   |
| The Property comprises a unit in, together with an undivided      | interest in the common elements of, a condominium project            |
| nown as TRENTWOOD HORIZONTAL PROPERTY REGIM                       | dominium Project)  |
| (Name of Con  | minium Project").  |
|   |  |
| CONDOMINIUM COVENANTS. In addition to the covenar                 | nts and agreements made in the security instrument, Borrower         |
| and Lander further covenant and agree as follows:                 |  |
| A Accomments Romower shall promptly pay, when due,                | all assessments imposed by the Owners Association or other           |
| coverning body of the Condominium Project (herein "Owners         | Association") pursuant to the provisions of the deciaration,         |
| by laws and of regulations or other constituent document of       | the Condominium Project.   |
| B. Hazard Insurance, So long as the Owners Association ma         | aintains a "master" or "blanket" policy on the Condomiliaum          |
| Project which provides insurance coverage against fire, hazards   | included within the term "extended coverage", and such other         |
| bazards as Lender may require, and in such amounts and for such   | ch periods as Lender may require, then:                              |
| (i) Lender waives the provision in Uniform Covenant               | 2 for the monthly payment to Lender of one-twelfth of the            |
| assamina installments for hazard insurance on the Property:       |  |
| (ii) Borrower's Obligation under Uniform Covenant                 | 5 to maintain hazard insurance coverage on the Property is           |
| demand antiched and   |  |
| (iii) the provisions in Uniform Covenant 5 regarding              | application of hazard insurance proceeds shall be superseded         |
| by any provisions of the declaration, by-laws, code of regulat    | ions or other constituent document of the Condominium Fro-           |
| ject or of applicable law to the extent necessary to avoid a co   | onflict between such provisions and the provisions of Uniform        |
| Coverage 5 For any period of time during which such haza          | rd insurance coverage is not maintained, the initializing pie-       |
| ceding sentence shall be deemed to have no force or effect. I     | Sorrower shall give Lender prompt notice of any lapse in such        |
| hazard incurance coverage   |  |
| In the event of a distribution of hazard insurance proceed        | s in lieu of restoration or repair following a loss to the Property, |
| whether to the unit or to common elements, any such procee        | ds payable to Borrower are hereby assigned and shall be paid to      |
| t and as for application to the sums secured by the security inst | rument, with the excess, if any, paid to bollower.                   |
| C Lender's Prior Consent. Borrower shall not, except af           | ter notice to Lender and with Lender's prior written consent,        |
| portition or subdivide the Property or consent to:                |  |
| (i) the chardenment or termination of the Condomi                 | inium Project, except for abandonment or termination provided        |
| by law in the case of substantial destruction by fire or other    | casualty or in the case of a taking by condemnation or eminent       |
| domain:   |  |
| (ii) any material amendment to the declaration, by-               | laws or code of regulations of the Owners Association, or equiv-     |
| clast constituent document of the Condominium Project, inc        | luding, but not limited to, any amendment which would change         |
| the percentage interests of the unit owners in the Condomin       | nium Project; or   |
| (iii) the effectuation of any decision by the Owners              | Association to terminate professional management and assume          |
| salf management of the Condominium Project.                       |  |
| D. Damadies of Rorrower breaches Borrower's covenants             | and agreements hereunder, including the covenant to pay when         |
| due condominium assessments then Lender may invoke at             | ny remedies provided under the security instrument, including,       |
| but not limited to, those provided under Uniform Covenant         | 7.   |
| but not minited to, those provided and a                          |  |
| IN WITNESS WHEREOF, BORROWER has executed the                     | nis Condominium Rider.   |
| IN WITHESS WILLIAMS, DOUBLE STATE                                 |  |
| _   |  |
| In the presence of:   |  |
| 15  | Carl E. Lee  |
| mon   | Carl E. Lee  |
| fill with his his   | Carr E. Lee  |
| Skyalie /2 All  |  |
|   | - Borrower   |
| •                           | Dollower   |
|   |  |
| STATE OF SOUTH CAROLINA ) PROBA                                   | ATC  |
| , , , , , , , , , , , , , , , , , , ,                             | 11L  |
| COUNTY OF GREENVILLE )  |  |
| puncounty amount before me the                                    | undersigned witness and made oath that (s)he                         |
|   |  |
| Candominium Pider and that (s)he with                             | the other witness subscribed thereto witnessed                       |
| the execution thereof.  | 1 - The sul  |
| SNORN TO before me this 7th day                                   | CONDOMINIUM RIDER  |
| 5001078KP April, 1980.  | COMPONIATION KIDEK   |
| ***** = ; ** ** ** ** /   |  |

SNORN TO before me this 7th day oc April, 1980. April, 1980.

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