MORTGAGE INDIADUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C. Newport Beach, Cal. 92660

STATE RESOUTH CAROLINAC.

MORTGAGE OF REAL ESTATE $1550~\mathrm{ms}843$

TO ALL WHOM THESE PRESENTS MAY CONCERN:

william ! Darrell L. Jennewine and Jacqueline L. Jennewine

(hereinafter referred to as Mortgagor) is well and truly indebted unto Corporation AVCO INVESTMENT CORP., a California

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixty-nine Thousand Nine Hundred Ninety-nine & 99/100Dollars (* 69,999.99) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northwestern corner of the intersection of Pebble Stone Lane with Pebble Creek Way in Greenville County, South Carolina being known and designated as Lot No. 44 and a portion of Lot No. 61 as shown on a plat entitled PEBBLE CREEK, PHASE IV, SECTION 2 made by Freeland & Associates dated July 18, 1979 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-C at Page 47 and having according to a more recent survey thereof entitled PROPERTY OF HAMLETT BUILDERS, INC. made by Freeland & Associates dated March 19, 1981 recorded in Plat Book 8-M at Page 48 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pebble Creek Way at the joint corner of lots nos. 44 and 45 and running thence along the western side of Pebble Creek Way, S. 7-22 E. 77.61 feet to an iron pin; thence with the intersection of Pebble Creek Way and Pebble Stone Lane, S. 45-57 W. 31.97 feet to an iron pin on the northern side of Pebble Stone Lane; thence with the northern side of Pebble Stone Lane, N. 83-48 W. 127.37 feet to an iron pin; thence along a new line through lot no. 61, N. 7-23 W. 60.80 feet to an iron pin; thence N. 80-19 E. 149.62 feet to an iron pin on the western side of Pebble Creek Way, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Hamlett Builders, Inc. to be recorded herewith.

Mortgagors hereby acknowledge that the indebtedness evidenced hereby was granted because of Mortgagor's employment with Avco Corporation, or any of its subsidiaries, and Mortgagor understands and agrees that, in addition to the other rights of acceleration contained in the Note and Mortgage, Mortgagee has the right to declare the total unpaid balance hereof to be due and forthwith payable upon ninety (90) days written notice in the event that Mortgagor ceases to occupy, as his primary residence, the real property described in the mortgage securing the promissory note, retires or ceases to be employed by Avco Corporation, or any of its subsidiaries, voluntarily or involuntarily.

In the event the herein described property or any part thereof, or any interest therein is sold, agreed to be sold, conveyed or alienated by Mortgagor, the operation of Law or otherwise, all obligations secured by this Instrument, irrespective of the maturity dates expressed therein, at the option of the holder thereof and with demand or notice shall immediately become due and payable

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises bereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided therein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

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(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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