PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents,

that if   We   the said L. W. Penning and Martha W. Penning   do and shall well and truly pay, or cause to be paid, unto

the said   Riddle Bros. & West Builders, Inc.

the said debt or sum of money, with interest thereon, if any shall be due, according to the true intent and meaning of the said   note

then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

Witness   our   hand s   and seal s this   1st   day of February   , in the year of our Lord One Thousand Nine Hundred and   Eighty-four.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Jane C. Turner

Ann L. Jackson

_____ (Seal)
L. W. Penning

_____ (Seal)
Martha W. Penning

STATE OF SOUTH CAROLINA }
County of Spartanburg }

MORTGAGE OF REAL ESTATE

Personally appeared before me   Jane C. Turner   and made oath that she saw the within named   L. W. Penning and Martha W. Penning

sign, seal and as   their   act and deed deliver the within written deed, and that she, with

Ann L. Jackson   witnessed the execution thereof.

SWORN to before me this_____1st_____

day of_____February_____, A. D. 19 84

Ann L. Jackson (Seal)
Notary Public, S. C.

My commission expires: February 12, 1992

Jane C. Turner

STATE OF SOUTH CAROLINA }
County of Spartanburg }

RENUNCIATION OF DOWER

I,   Ann L. Jackson   Notary Public for S. C., do hereby certify

unto all whom it may concern, that Mrs.   Martha W. Penning

wife of the within named   L. W. Penning

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 or persons whomsoever, renounce, release, and forever relinquish unto the within named   Riddle Bros. & West Builders, Inc.,

its Successors   Heirs and Assigns, all her interest and estate, and also all her 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_____1st_____

day of_____February_____, A. D. 1984

Ann L. Jackson (Seal)
Notary Public, S. C.

Martha W. Penning

My commission expires: February 12, 1992

RECORDED FEB 3 1984 at 11:44 A/M