

(4) To keep the premises in good order, repair and condition, reasonable wear and tear excepted, and to allow Mortgagee, at reasonable times, to inspect the premises

(5) To pay to Mortgagee, at its option, the unpaid balance of the Promissory Note and any other obligations secured hereby, in the event the premises or any part thereof are condemned

THIS CONVEYANCE IS MADE UPON THIS SPECIAL TRUST, that if the Mortgagors shall pay the Promissory Note secured hereby, in accordance with its terms, and any renewals and extensions thereof in whole or in part, and shall comply with all the covenants, terms and conditions of this Mortgage, then this conveyance shall be null and void and may be cancelled of record at the request of Mortgagors. However, should Mortgagors be in default hereunder upon the happening of any of the following events or conditions, namely: (i) default in the payment of any amount due under the Promissory Note secured hereby, or failure to comply with any of the terms, conditions or covenants contained in this Mortgage, or the Promissory Note, or in any Security Agreement also securing said Promissory Note; (ii) loss, substantial damage to, destruction or waste to the land and premises, other than normal wear and tear (except any casualty loss substantially covered by insurance in accordance with the terms of this Mortgage), or cancellation by the insurer of any such required insurance prior to the expiration thereof; (iii) any levy, seizure, distraint or attachment of or on the land and premises, or insolvency, appointment of a receiver of any part of the property of, assignment for the benefit of creditors by, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Mortgagors which is not dismissed within 10 days of the filing of the original petition therein; (iv) death of any Mortgagor obligated hereunder; and (v) any transfer or conveyance of the land and premises (or an interest therein) without the Mortgagee's prior written consent, excluding (1) the creation of a lien or encumbrance subordinate to the mortgage which does not relate to a transfer of rights of occupancy in the premises, provided that the lien or encumbrance is not created pursuant to a contract for deed, (2) the creation of a purchase money security interest for household appliances, (3) a transfer by devise, descent or by operation of law upon the death of a joint tenant or tenant by the entirety, (4) the granting of any leasehold interest of three years or less not containing an option to purchase, (5) a transfer to a relative resulting from the death of Mortgagors or any one of them, (6) a transfer where the spouse or children of Mortgagors or any one of them become an owner of the premises, (7) a transfer resulting from a decree of a dissolution of marriage, legal separation agreement, or from an incidental property settlement, by which the spouse of a Mortgagor becomes an owner of the premises, (8) a transfer into an inter vivos trust in which Mortgagors or any one of them are and remain beneficiaries and which does not relate to a transfer of rights of occupancy in the premises, and (9) any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board, and after delivery of any notice required by applicable law and the expiration of any cure period provided by applicable law, then and in any such events, the Promissory Note shall, at the option of the Mortgagee, become at once due and payable, regardless of the maturity date thereof. The Mortgagors agree that Mortgagee shall have all rights now or hereinafter accorded or allowed with respect to foreclosure or other remedies by the State of South Carolina. No delay or forbearance by the Mortgagee in exercising any or all of its rights hereunder or rights otherwise afforded by law shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default as set forth herein or in the event of any subsequent default hereunder, and all such rights shall be cumulative. The covenants, terms and conditions herein contained shall bind, and the benefits and powers shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used herein, the singular number shall include the plural, the plural the singular, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured and any transferee or assignee thereof, whether by operation of law or otherwise.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals this 13th day of November, 19 84

Witness William H. Lee, Jr. John C. Hipps (SEAL)
Mortgagor
Witness Betty L. Nichols Martha J. Hipps (SEAL)
Mortgagor

STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

Personally appeared before me William H. Lee, Jr., and made oath that he
saw the within named John C. Hipps and Martha J. Hipps, sign, seal and as their
act and deed deliver the within written Deed, and that she with Betty L. Nichols witnessed the execution thereof.

Sworn to before me this 13th day of November, 19 84.

Betty L. Nichols
Notary Public for South Carolina
my commission expires 7/30/90

William H. Lee, Jr.
Witness

STATE OF SOUTH CAROLINA) RENUNCIATION OF DOWER BY THE SOUTH CAROLINA SUPREME COURT IN BOAN VS.
COUNTY OF _____) WATSON ADVANCE SHEETS, OPINION #22112, FILED
MAY 4, 1984.

I, _____, do hereby certify unto all whom it may concern, that _____, wife of the within named Mortgagor, _____, 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 Mortgagee, its successors or assigns, all her interest and estate, and also 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 _____ day of _____, 19 _____.

Notary Public for South Carolina

Spouse

RECORDED NOV 15 1984 at 1:05 P/M

MORTGAGE OF
REAL ESTATE

I hereby certify that the within mortgage has been

this 15th

day of November

A.D. 1984

Recorded in Vol. of Mortgages No. 1689 Page 996

at 1:05 o'clock p/ m.

Greenville

County, S. C.

R. M. C. - OXXK E XXX XXXXX

30,000
41,318.60
Lot 27 Tollgate Road
"The Cedars"

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN C. HIPPS AND MARTHA J. HIPPS

204 TOLLGATE ROAD

SIMPSONVILLE, SOUTH CAROLINA

TO

LANDMARK FINANCIAL SERVICES OF SOUTH
CAROLINA, INC.

128 SOUTHWEST MAIN STREET

SIMPSONVILLE, SOUTH CAROLINA

NOV 15 1984

MAILED NOV 15 1984