In case of breach by Borrower of the covenants and conditions of the Loan Agreement, Lender, at Lender's option, with or without entry upon the Property, (i) may invoke any of the rights or remedies provided in the Loan Agreement, (ii) may accelerate the sums secured by this Mortgage and invoke those remedies provided in paragraph 18 hereof, or (iii) may do both. Prior to completion of the improvements, sums disbursed by Lender to protect the security of this Mortgage up to the principal amount of the Note shall be treated as disbursements pursuant to the Loan Agreement, and such sums disbursed by Lender in excess of the principal amount of the Note shall be additional indebtedness of Borrower secured by this Mortgage. All such sums shall bear interest from the date of disbursement at the rate stated in the Note, unless collection from Borrower of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from Borrower under applicable law, and shall be payable upon notice from Lender to Borrower requesting payment therefor.

If, after the commencement of amortization of the Note, the Note and this Mortgage are sold by Lender, from and after such sale the Loan Agreement shall cease to be a part of this Mortgage and Borrower shall not assert any right of set-off, counterclaim, or other claim or defense arising out of the Loan Agreement against the obligations of the Note and this Mortgage.

25. **Exemption from Personal Liability; Extensions, Etc., Not to Release Interest in Property.** If any person executes this Mortgage who did not execute the Note, then nothing contained in this Mortgage or in the Note setting out the obligations secured hereby shall obligate such person further than to bind such person's right, title, and interest in the mortgaged Property, and on default hereunder no deficiency or other personal judgment shall be demanded or entered against such person; but, extension of the time for payment, at any time, and from time to time, modification of amortization of the sums secured by this Mortgage, at any time, and from time to time, or other accommodations granted by Lender to any maker of the Note, at any time, and from time to time, without the consent of such person, shall not operate to release, in any manner, the liability of such person or such person's successors in interest insofar as such person's interest in the Property is concerned. Lender shall not be required, at any time, to commence proceedings against anyone who executed the Note or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by such person or such person's successors in interest. The provisions of paragraph 10 above also apply to any person who executes this Mortgage, whether or not such person executed the Note. The word "person" as used in this paragraph shall mean an individual, partnership, association, corporation and all other legal and commercial entities.

IN WITNESS WHEREOF, Borrower has executed this Mortgage as a sealed instrument.

Signed, sealed and delivered in the presence of:

PAID AND FULLY SATISFIED
DANCO, INC.

.... (Seal) — Borrower

.... (Seal) — Borrower

19986

STATE OF SOUTH CAROLINA, ... Greenville .... County ss:

FILED
GREENVILLE CO. S.C.
[illegible] 2 4 30 PM '83
DONNIE S. TANKERSLEY
R.M.C.

Before me personally appeared ... Jeannette Sullens .... and made oath that ... she ... saw the within named Borrower sign, seal, and as ... his .... act and deed, deliver the within written Mortgage; and that ... she ...... with W. Daniel Yarborough, Jr. witnessed the execution thereof.

Sworn before me this ... 13th ... day of ... September ..., 19 78.

.... (Seal)

Notary Public for South Carolina

My Commission expires .... 8/24/83 ....

X 8233 Y SEP 13 1978

Yarborough & Mauldin

766

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

79

BOOK

Danco, Inc.

To

19986

South Carolina Federal Savings and Loan Association

MORTGAGE

Filed this ____13th____ day of ____September____, A. D. 19 78

at __1:32__ o'clock __P.__ M.,

and Recorded in Book __1444__

Page __46__ Fee, $ ______

R.M.C. or [illegible]

Greenville County, S. C.

SATISFIED AND CANCELLED OF RECORD
[illegible] DAY OF [illegible] 19 83
[illegible]
R. M. C. FOR GREENVILLE COUNTY, S. C.

$[illegible],000.00

Lot 71 Pigeon Point
"Forrester Woods, sec. 7"

BOOK 1444 PAGE 49