

19. That upon default in the payment of the indebtedness hereby secured or any part thereof in accordance with the terms of this mortgage or of the aforesaid promissory note, or in the performance of any of the terms, covenants or conditions of this mortgage, or upon the filing of any lien or charge against the premises or any part thereof which is not removed to the satisfaction of Mortgagee within a period of thirty (30) days thereafter, the institution of any proceeding to enforce a lien or charge upon the premises or any part thereof, the filing of any proceeding by or against Mortgagors in bankruptcy, assignment by Mortgagors of its property for the benefit of creditors, the placing of Mortgagors' property in receivership, trusteeship or conservatorship with or without action or suit in any court or the abandonment by Mortgagors of all or any part of the premises, then the whole of the indebtedness hereby secured shall, at Mortgagee's option, become immediately due and payable without demand or notice, shall bear interest at the highest rate permitted to be charged on delinquent installments of principal and interest under the aforesaid promissory note, and this mortgage shall become absolute and subject to foreclosure.

20. That neither the exercise by Mortgagee of any right or remedy herein given or reserved, nor delay or failure by Mortgagee to exercise any such right or remedy, in case of one or more defaults, shall constitute a waiver thereof, or estop Mortgagee thereafter from exercising the same or any other right or remedy at any time in respect of the same or any subsequent default or defaults. All such rights and remedies shall be cumulative and none shall be exclusive of the other or others or of any right or remedy now or hereafter given or allowed by law.

21. That all dower interest, if any, in and to the premises is hereby remised, released and forever quitclaimed unto Mortgagee.

22. That all the terms, covenants and conditions hereof shall bind Mortgagors, jointly and severally, and their respective heirs, executors, administrators, successors and assigns and shall inure to the benefit of and be available to the successors and assigns of Mortgagee.

~~23. Notice is hereby given that Mortgagee is required and obligated to disburse the aforesaid sum of \$665,000.00 Dollars in accordance with the terms and conditions of a note between Mortgagors and Mortgagee of even date herewith, incorporated herein by reference and made a part hereof as though fully set forth, which provides among other things, that the principal amount due and the amortized monthly installments may be adjusted and reduced. Notwithstanding the terms and conditions contained in this instrument, John J. Martin, Jr. and Herbert J. Wright, personally and individually shall never be personally or individually liable for any deficiency or personal judgment resulting from any default in the terms and conditions of this mortgage or of the note which this mortgage secures.~~

23. Notice is hereby given that the mortgagee is required and obligated to disburse the aforesaid sum of Six Hundred Sixty Five Thousand and no/100 (\$665,000.00) Dollars in accordance with the terms and conditions of a note between Mortgagors and Mortgagee of even date herewith, incorporated herein by reference and made a part hereof as though fully set forth, which provides among other things, that the principal amount due and the amortized monthly installments may be adjusted and reduced. Notwithstanding the terms and conditions contained in this instrument, John J. Martin, Jr. and Herbert J. Wright, personally and individually shall never be personally or individually liable for any deficiency or personal judgment resulting from any default in the terms and conditions of this mortgage or of the note which this mortgage secures.

NOW, THEREFORE, if Mortgagors shall well and truly pay and discharge the indebtedness hereby secured as the same shall become due and payable and shall perform and observe all of the terms, covenants and conditions to be by Mortgagors performed and observed hereunder, then this conveyance shall be null and void and shall be released by Mortgagee at the expense of Mortgagors, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, Mortgagors have hereunto set their hands or caused this mortgage to be executed by its duly authorized officers and its corporate seal to be hereunto affixed, this 18th day of October, 1973

Signed and acknowledged in the Presence of

[Signature]

[Signature]

MARTIN-WRIGHT ASSOCIATES, a General Partnership

By: *[Signature]*

John J. Martin, Jr.
[Signature]

Herbert J. Wright

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Before me, _____, a Notary Public in and for the above county and state, personally appeared the above named _____ known to me, who acknowledged that _____ did sign the foregoing instrument and that the same is voluntary act and deed, for the uses and purposes therein mentioned.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal this 18 day of October, 1973.

RECORD

4328 RV-2