

STATE OF OHIO
COUNTY OF FRANKLIN

PROBATE

Personally appeared before me the witness that has signed on line (1) and made oath that (s)he saw the within named, The Bernstein Group, Inc., by its duly authorized officer and Richard K. Bernstein, sign, seal and as the act and deed of Fountain Inn Co., A Limited Partnership, deliver the within mortgage and that (s)he with the other witness that has signed on line (2) witnessed the execution thereof.

Sworn to before me this 9th day of August, 1977.

Brenda E. Tague (SEAL)
Notary Public for Ohio

Luc E. Jack
Signature of witness (1)

BRENDA E. TAGUE
Notary Public
Franklin County, Ohio
MY COMMISSION EXPIRES AUG. 29 1978

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

COMMUNITY BANK, its successors and assigns

~~Has~~ and Assigns forever.

And it do hereby bind itself, its successors, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Has~~ and Assigns, from and against it, its ~~Has~~ Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And _____, the said mortgagor..., agree to insure the house and buildings on said land for not less than _____ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event _____ shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if _____ the said mortgagor..., do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, 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.

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