(4) Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire or in any other manner, Mortgagee shall be entitled to all compensation, awards and other payments or relief therefor, and shall be entitled at its option to commence, appear in and prosecute in its own name any action or proceedings or to make any compromise or settlement in connection with such taking or damage.

(5) Whenever by the terms of this instrument or of said Contract, Mortgagee is given an option, such option may be exercised when the right accrues or at any time thereafter, and no acceptance by Mortgagee of payment or indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter accruing.

(6) If Mortgagor shall pay said Contract at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within the statutory period after written demand therefor by Mortgagor, execute a release or satisfaction of the Mortgage.

(7) Notwithstanding anything in the Mortgage or said Contract secured hereby to the contrary, neither the Mortgage nor said Contract shall be deemed to impose on the Mortgagor any obligation of payment, except to the extent that the same may be legally enforceable, and any provision to the contrary shall be of no force or effect.

(8) All Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained.

(9) If any of the undersigned is a married woman, she represents and warrants that this instrument has been executed in her behalf and for her sole and separate use and benefit and that she has not executed the same as surety for another, but that she is the Buyer hereunder.

WITNESS THE MORTGAGOR'S hand and seal, this 26th day of January, 1979.

Signed, sealed and delivered in the presence of:

(1) Margaret B. Ketcham

(2) Nicholas P. Mitchell

William T. Radford (L.S.)

Lenora J. Radford (L.S.)

Lenora J. Radford (L.S.)

STATE OF SOUTH CAROLINA

DOCUMENTARY STAMP TAX 06 36

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY APPEARED BEFORE ME Margaret B. Ketcham (1st Witness) and made oath that S he saw the within named William T. Radford & Lenora J. Radford (Mortgagor) sign, seal and as his/her act and deed deliver the within written Mortgage and that S he with Nicholas P. Mitchell, III (2nd Witness) witnessed the execution thereof.

Margaret B. Ketcham (1st Witness)

Sworn to before me, this 26th day of January, A.D. 1979.

Nicholas P. Mitchell (SEAL)
Notary Public for South Carolina

My Commission expires 3-18-80

Nicholas P. Mitchell, III
Type Name

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Nicholas P. Mitchell, III, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Lenora J. Radford the wife of the within named William T. Radford 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 Riley Mobile Homes, Inc. its successors 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 26th day of January, A.D. 1979.

Nicholas P. Mitchell (SEAL)
Notary Public for South Carolina

Lenora J. Radford
LENORA J. RADFORD Wife's Signature

Nicholas P. Mitchell, III
Type Name

My Commission Expires 3-18-80

RECORDED JAN 26 1979 at 10:05 A.M.

JAN 26 1979

MORTGAGE

From: William T. Radford & Lenora J. Radford

To: Riley Mobile Homes, Inc.

County of Greenville, South Carolina

Received for Recording
Month: January
Day: 26,
Year: 1979
Time: 10:05 A.M.
Mortgage Record Number: 1456
Page Number: 63

Recorder Signature
For Greenville County, State of South Carolina

Recording Fee $15,828.00

0.85 Acres Pumpkintown Road
Marietta, Bates Tp.

4328 RV.2