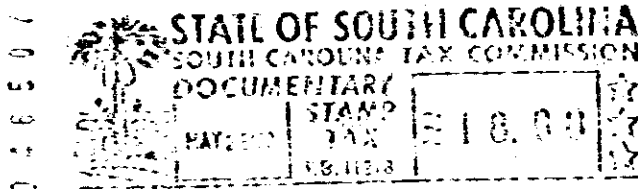


In case of breach by Borrower of the covenants and conditions of the Loan Agreement, Lender, at Lender's option, with or without entry upon the Property, (i) may invoke any of the rights or remedies provided in the Loan Agreement, (ii) may exercise the sums secured by this Mortgage and invoke those remedies 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.



IN WITNESS WHEREOF, Borrower has executed this Mortgage as a Sealed Instrument.

Signed, sealed and delivered in the presence of:
James P. Leitke
Jere M. Wagner (Seal) - Borrower
Marcelle F. Wagner (Seal) - Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Frances R. Leitke and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with Paul J. Foster, Jr. witnessed the execution thereof.

Sworn before me this 25th day of May, 1979.

James P. Leitke (Seal) *Frances R. Leitke*
 Notary Public for South Carolina
 My Commission expires 3/30/89

MAY 28 1979
 FOSTER & RICHARDSON
 35999 JUN 5 1979
 STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE

Jere M. Wagner
 and
 Marcelle F. Wagner
 To

SOUTH CAROLINA FEDERAL SAVINGS
 AND LOAN ASSOCIATION

MORTGAGE

Re-record 5th day of June 1979
 Filed this 28th day of May, A. D. 1979
 at 3:29 P.M. o'clock P. M.,
12:26 11:69
 and Recorded in Book 1467
 Page 193
 Fee, \$ 1.467
James P. Leitke
 R. M. C. 800 GLECK RICHMOND ST. S.C.
 Greenville County, S. C.

\$45,000.00
 Lot 10 & pt. Lot 9 Rollinggreen Cir.

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, Paul J. Foster, Jr., a Notary Public, do hereby certify unto all whom it may concern that Mrs. Marcelle F. Wagner the wife of the within named Jere M. Wagner 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 whomsoever, renounce, release and forever relinquish unto the within named South Carolina Federal Savings & Loan Assn. 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 25th day of May, 1979.

James P. Leitke (Seal) *Marcelle F. Wagner*
 Notary Public for South Carolina
 My Commission expires 3/30/89
 Marcelle F. Wagner

Re-RECORDED JUN 5 1979
 at 3:29 P.M.

35999

RECORDED MAY 28 1979
 at 12:26 P.M.

31562

0196

4328 RV-2