

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.

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

Signed, sealed and delivered in the presence of:

Joan P. Holcombe (Seal)
Tak Cheung Chan - Borrower
Ruby K. Chan (Seal) - Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Joan P. Holcombe 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 Patrick C. Fant, Jr. witnessed the execution thereof.

Sworn before me this 5th day of December 1979.

Notary Public for South Carolina (Seal)
My Commission expires 3-28-89

18771 DEC 6 1979

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE
TAK CHEUNG CHAN AND RUBY K. CHAN
To SOUTH CAROLINA FEDERAL SAVINGS & LOAN
MORTGAGE
Filed this 6th day of December, A. D. 1979, at 1:09 o'clock P. M., and Recorded in Book 1490 Page 524 Fee \$
R. M. C. or Clerk of Court C. P. & G. S. Greenville County, S. C.
\$44,900.00
Lot 149 Coach Hills Dr.
Coach Hills

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, Greenville County ss:

I, Patrick C. Fant, Jr., a Notary Public, do hereby certify unto all whom it may concern that Mrs. Ruby K. Chan the wife of the within named Tak Cheung Chan 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 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 5th day of December 1979.
Notary Public for South Carolina (Seal)
My Commission expires 3-28-89

Recorded December 6, 1979 at 1:09 P.M.

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