

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.

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IN WITNESS WHEREOF, Borrower has executed this Mortgage as a Sealed Instrument.
 NEW LIFE CHRISTIAN FELLOWSHIP, A S. C. CORPORATION

Signed, sealed and delivered in the presence of:

BY: Gerald T. Harris (SEAL)
William B. Burnett (SEAL)
Kathryn R. Kelly (Seal)
 -Borrower
Carol A. Curtis (Seal)
Lee H. Eason (Seal)
 -Borrower

Bill B. Bozeman
Tonda W. Gentry

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

Before me personally appeared Tonda W. Gentry and made oath that (s) he saw the within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that (s) he with Bill B. Bozeman witnessed the execution thereof.
 Sworn before me this 11th day of November, 1980

Bill B. Bozeman (Seal) Tonda W. Gentry
 Notary Public for South Carolina
 My Commission expires 7-12-89

E. L. GIBSON AND GIBSON, ATTORNEYS NOV 12 1980

STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE
 New Life Christian Fellowship
 a South Carolina Corporation
 To
 South Carolin Federal
 Savings and Loan
 Association
MORTGAGE
 Filed this 12th day of
 NOV. A. D. 1980.
 at 1:01 o'clock P.M.,
 and Recorded in Book 1524
 Page 274 Fee, \$
 R. M. C. of GREENVILLE COUNTY, S. C.
 Greenville County, S. C.
 \$75,000.00
 5 acres Roper Mtn. Rd.

RENUNCIATION OF DOWER - NOT NECESSARY
 GREENVILLE

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, _____, a Notary Public, do hereby certify unto all whom it may concern that Mrs. _____ the wife of the within named _____ 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 _____ 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 _____ day of _____, 19_____

 Notary Public for South Carolina
 My Commission expires _____

RECORDED NOV 12 1980 at 1:01 P.M. 1-17773

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