

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$ 10% of Loan Amount.

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

24. Exemption from Personal Liability; Extensions, Etc., Not to Release Interest in Property. If any person executes this Mortgage who did not execute the Note, then nothing contained in this Mortgage or in the Note setting out the obligations secured hereby shall obligate such person further than to bind such person's right, title, and interest in the mortgaged Property, and on default hereunder no deficiency or other personal judgment shall be demanded or entered against such person; but, extension of the time for payment, at any time, and from time to time, modification of amortization of the sums secured by this Mortgage, at any time, and from time to time, or other accommodations granted by Lender to any maker of the Note, at any time, and from time to time, without the consent of such person, shall not operate to release, in any manner, the liability of such person or such person's successors in interest insofar as such person's interest in the Property is concerned. Lender shall not be required, at any time, to commence proceedings against anyone who executed the Note or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by such person or such person's successors in interest. The provisions of paragraph 10 above also apply to any person who executes this Mortgage, whether or not such person executed the Note. The word "person" as used in this paragraph shall mean an individual, partnership, association, corporation and all other legal and commercial entities.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Charles Ernest Ward (Seal)
- Borrower

Jean E. Howard (Seal)
- Borrower

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

Before me personally appeared Jean E. Howard and made oath that she saw the within named Borrower sign, seal, and as she act and deed, deliver the within written Mortgage; and that she with W. Daniel Yarbrough witnesses the execution thereof.

Sworn before me this 21st day of November, 1980.

W. Daniel Yarbrough (Seal) Jean E. Howard
Notary Public for South Carolina Mortgagee Unmarried
My Commission expires 8/24/83

EXHIBIT A

ADDENDUM TO MORTGAGE FROM: Charles Ernest Ward

TO PERPETUAL FEDERAL SAVINGS AND LOAN ASSOCIATION

(LOAN NUMBER _____)

25. Readjustable Interest Rate Provisions:

A. The Note delivered by Borrower to Lender and secured by this Mortgage is a readjustable interest rate note authorized under regulations promulgated by the Federal Home Loan Bank Board. The initial rate of interest on the Note is 13.5 % per annum and the maximum rate that may be charged over the life of the Note as it may be renewed shall never exceed 18.5 % per annum. The lien and priority of this Mortgage, from the date of its recording, shall extend to the maximum rate of interest that may be charged under said readjustable interest rate Note.

B. The readjustable interest rate Note secured by this Mortgage is for an initial term of 37 months. Pursuant to the provisions thereof and regulations of the Federal Home Loan Bank Board, the Note provides for automatic rights of renewal, which if fully exercised shall allow the Borrower a total of 360 months in which to pay the balance of the indebtedness. The lien and priority of this Mortgage, from the date of its recording, shall extend as if the Note had been made for an original term of 360 months.

C. This provision shall supersede any of the above Uniform Covenants or Non-Uniform Covenants which shall conflict herewith.

Charles Ernest Ward
Charles Ernest Ward

RECORDED NOV 25 1980 at 2:29 P.M.
Re-recorded Dec. 11, 1980 at 10:38 A. M.

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