

(5) Should said property or any part thereof be taken or damaged by reason of any public improvements or condemnation proceeding, or damaged by fire, or earthquake, 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. All such compensation, awards, damages, rights of action and proceeds are hereby assigned to Mortgagee who may, after deducting therefrom all its expenses, including attorney's fees apply the same as provided above for insurance less proceeds. Mortgagee agrees to execute such other assignments of any compensation, award, damages, and the rights of action and proceeds as Mortgagee may require. **BOOK 1544 PAGE 195**

(6) Mortgagee shall be subrogated to the lien of any and all prior encumbrances, liens or charges paid and discharged from the proceeds of the loan hereby secured, and even though said prior liens have been released of record, the repayment of said indebtedness shall be secured by such liens on the portions of said premises affected thereby to the extent of such payments, respectively.

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

(8) If Mortgagor shall pay said note 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 this Mortgage.

(9) Notwithstanding anything in this Mortgage or the Promissory Note secured hereby to the contrary, neither this Mortgage nor said Promissory Note 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.

(10) All Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained and in said promissory note.

(11) If any of the undersigned is a married woman, she represents and warrants that this instrument has been executed in her behalf, and that she has not executed the same as surety for another.

(12) Each of us, whether Principal, Surety, Guarantor, Endorser, or other party hereto, hereby waives and renounces, each for himself and family, any and all homestead or exemption rights either of us have under or by virtue of the Constitution or Laws of any State, or of the United States, as against this debt or any renewal thereof; and any security agreement taken to secure this note or any renewal thereof, and the undersigned, and each Surety, Endorser, Guarantor, or other party to this note, transfers, conveys and assigns to the Holder hereof, a sufficient amount of any homestead or exemption that may be allowed to the undersigned, or either of them, including such homestead or exemption as may be set apart in bankruptcy, to the extent permitted by law.

WITNESS THE MORTGAGOR'S hand and seal, this 12th day of June 1981  
 Signed, sealed and delivered in the presence of:  
 (1) Robert L. Green Mortgagee-Borrower (L.S.)  
 (2) Joan C. Green Mortgagee-Borrower (L.S.)  
 Witness William G. Wynn Jr. (L.S.)  
 Witness Joan C. Green (L.S.)

STATE OF SOUTH CAROLINA  
 COUNTY OF Spartanburg } ss.  
 DOCUMENTARY STAMP TAX \$52.44

PERSONALLY APPEARED BEFORE ME TIMOTHY K. EASTLER  
 1st Witness  
 and made oath that Robert L. Green and Joan C. Green sign, seal and as  
 Mortgagors  
 his (her) act and deed deliver the within written Mortgage and that he with WILLIAM G. WYNN JR.  
 2nd Witness  
 witnessed the execution thereof.  
 Sworn to before me, this 12th day of June A.D. 1981  
 Notary Public for South Carolina (SEAL)  
WILLIAM G. WYNN, JR.  
 Type Name  
 My Commission expires 17 MAY 1986

STATE OF SOUTH CAROLINA  
 COUNTY OF Spartanburg } ss.  
 RENUNCIATION OF DOWER  
 I, WILLIAM G. WYNN, JR. a Notary Public for South Carolina do hereby  
 certify unto all whom it may concern, that Mrs. Joan C. Green the wife of the within  
 named Robert L. Green 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 AVCO Financial Services of Spartanburg, Inc. 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 12th Day of June A.D. 1981  
 Notary Public for South Carolina (SEAL)  
WILLIAM G. WYNN, JR.  
 Type Name  
 My Commission expires 17 MAY 1986  
 Wife's Signature Joan C. Green

(CONTINUED ON NEXT PAGE)

Received for Recording:

Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_  
 Time \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_  
 Mortgage Record Number \_\_\_\_\_  
 Page Number \_\_\_\_\_  
 Recorder Signature \_\_\_\_\_  
 For \_\_\_\_\_ County \_\_\_\_\_  
 State of South Carolina \_\_\_\_\_  
 Recording Fee \_\_\_\_\_

From: ROBERT L. GREEN AND JOAN C. GREEN  
 To: AVCO FINANCIAL SERVICES OF SPARTANBURG, INC. P O BOX 8007 SPARTANBURG South Carolina

MORTGAGE

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