

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagees, all sums then owing by the Mortgagors to the Mortgagees shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagees become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagees, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagees, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagors shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured thereby. It is the true meaning of this instrument that if the Mortgagors shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) The lien of the mortgage herein is understood and agreed to be junior in rank to that certain mortgage of First Federal Savings and Loan Association recorded February 21, 1978 in the R.M.C. Office for Greenville County in Mortgage Book 1074, Page 27 and being in the original amount of \$55,000.00.

(9) Mortgagees agree that the promises of Mortgagors as set forth in this mortgage and the note hereby secured shall be for the sole purpose of establishing the existence of an indebtedness, and that the Mortgagees' source of satisfaction of said indebtedness is limited to the property described in this mortgage. Mortgagees will not seek to enforce out of any other assets of Mortgagors any judgments for any sum of money which is or may be payable under this mortgage or the note secured hereby or for any deficiency remaining after foreclosure of this mortgage; provided, however, that nothing contained herein shall be deemed to be a release or impairment of said indebtedness or the security therefor intended by this mortgage, or shall preclude the Mortgagees from foreclosing this mortgage or from enforcing any of their rights under this mortgage.

(10) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagors' hands and seals this 15th day of July, 1981.

Signed, sealed and delivered in the presence of:

RC Gallaway  
Maury C. Harrison

Thomas Paul Pack (SEAL)  
Janet H. Pack (SEAL)