

LONG, BLACK & GASTON  
CONDOMINIUM RIDER

BOOK 1553 PAGE 39

THIS CONDOMINIUM RIDER is made this . . . 27th . . . . . day of . . . July . . . . .  
19 . . . , and is incorporated into and shall be deemed to amend and supplement a Mortgage, Deed of Trust or Deed to Secure  
Debt (herein "security instrument") dated of even date herewith, given by the undersigned (herein "Borrower") to secure  
Borrower's Note to Carolina Federal Savings and Loan Association (herein "Lender") and covering the Property described  
in the security instrument and located at . . . Unit 252, Ingleside Condominium  
Greenville, S. C. 29615  
.....  
(Property Address)

The Property comprises a unit in, together with an undivided interest in the common elements of, a condominium project  
known as . . . . . INGLESIDE, INC.  
.....  
(Name of Condominium Project)  
.....  
(herein "Condominium Project").

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the security instrument, Borrower  
and Lender further covenant and agree as follows:

A. Assessments. Borrower shall promptly pay, when due, all assessments imposed by the Owners Association or other  
governing body of the Condominium Project (herein "Owners Association") pursuant to the provisions of the declaration,  
by-laws, code of regulations or other constituent document of the Condominium Project.

B. Hazard Insurance. So long as the Owners Association maintains a "master" or "blanket" policy on the Condominium  
Project which provides insurance coverage against fire, hazards included within the term "extended coverage", and such other  
hazards as Lender may require, and in such amounts and for such periods as Lender may require, then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the  
premium installments for hazard insurance on the Property;

(ii) Borrower's Obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is  
deemed satisfied; and

(iii) the provisions in Uniform Covenant 5 regarding application of hazard insurance proceeds shall be superseded  
by any provisions of the declaration, by-laws, code of regulations or other constituent document of the Condominium Pro-  
ject or of applicable law to the extent necessary to avoid a conflict between such provisions and the provisions of Uniform  
Covenant 5. For any period of time during which such hazard insurance coverage is not maintained, the immediately pre-  
ceding sentence shall be deemed to have no force or effect. Borrower shall give Lender prompt notice of any lapse in such  
hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property,  
whether to the unit or to common elements, any such proceeds payable to Borrower are hereby assigned and shall be paid to  
Lender for application to the sums secured by the security instrument, with the excess, if any, paid to Borrower.

C. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent,  
partition or subdivide the Property or consent to:

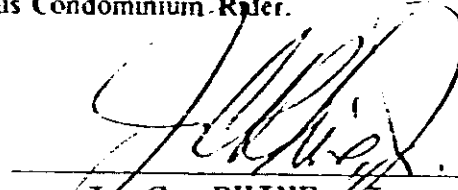
(i) the abandonment or termination of the Condominium Project, except for abandonment or termination provided  
by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent  
domain;

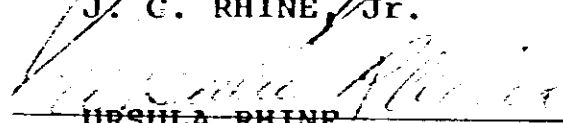
(ii) any material amendment to the declaration, by-laws or code of regulations of the Owners Association, or equiv-  
alent constituent document of the Condominium Project, including, but not limited to, any amendment which would change  
the percentage interests of the unit owners in the Condominium Project; or

(iii) the effectuation of any decision by the Owners Association to terminate professional management and assume  
self-management of the Condominium Project.

D. Remedies. If Borrower breaches Borrower's covenants and agreements hereunder, including the covenant to pay when  
due condominium assessments, then Lender may invoke any remedies provided under the security instrument, including,  
but not limited to, those provided under Uniform Covenant 7.

IN WITNESS WHEREOF, BORROWER has executed this Condominium Rider.

  
\_\_\_\_\_  
J. C. RHINE, JR. -Borrower

  
\_\_\_\_\_  
URSULA RHINE -Borrower

RECORDED SEP 17 1981 at 12:23 P.M.

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