

at the option of Mortgagee, as a part of the indebtedness secured hereby, and may be recovered and collected hereunder;

10. It is agreed that Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the indebtedness secured hereby. Notwithstanding anything in this Mortgage, upon the payment in full of the principal, interest and all amounts due under the said \$200,000 Note of Mortgagor to Mortgagee, this Mortgage shall become utterly null and void; otherwise this Mortgage shall remain in full force and effect;

11. Any release of this Mortgage shall not affect the obligations of Mortgagor under its Guaranty of said Dealer Agreement;

12. 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS My hand and seal this 23rd day of October, 1981.

Signed Sealed and Delivered in the Presence Of:

James M. Revis
A. Allen Gule

P. L. BRUCE COMPANY, A LIMITED PARTNERSHIP

By: Thomas S. Bruce, Jr.
General Partner

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Mortgagor(s) sign, seal and as the Mortgagor's act and deed deliver the within instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 23rd day of October, 1981.

A. Allen Gule
(Witness)

James M. Revis (SEAL)
Notary Public for South Carolina

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My Commission Expires: 8-31-86

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