

620 Newport Center Drive, suite 200, Newport Beach, California 92660

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MORTGAGE OF REAL ESTATE, Offices of Cheros ~~XXXXXXXX~~ Attorneys at Law, Greenville, S.C.

CO. S.C.
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H.L. BARRERSLEY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard L. Scott and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Edna L. Scott

WHEREAS, the Mortgagor is well and truly indebted unto AVCO INVESTMENT CORP.,
a California Corporation
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy Four Thousand

Six Hundred and 18/100----- DOLLARS (\$74,600.18--).

with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid:

Due and payable in monthly installments of \$654.67 each month beginning December 15, 1981, and continuing on the same day of each month thereafter with the final payment due on or by November 15, 2011.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 125 on plat of Belmont Heights, Inc., Sec. 2, Sheet 2, recorded in Plat Book 4R at page 98 and having such courses and distances as will appear by reference to the said plat.

Being the same property conveyed by Mendel T. Hawkins by deed recorded herewith.

Mortgagor hereby acknowledges that the indebtedness hereby was granted because of mortgagor's employment with Avco Corporation, or any of its subsidiaries, and Mortgagor understands and agrees that, in addition to the other rights of acceleration contained in the Note and Mortgage, Mortgagee has the right to declare the total unpaid balance hereof to be due and forthwith payable upon ninety (90) days written notice in the event that Mortgagor ceases to occupy, as his primary residence, the real estate described in the Mortgage securing the promissory note, retires or ceases to be employed by Avco Corporation, or any of its subsidiaries, voluntarily or involuntarily.

In the event the herein described property or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, or alienated by Mortgagor, the operation of Law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder thereof and with demand or notice shall immediately become due and payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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