

11. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this 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.

WITNESS MY hand and seal this 28th day of April 1982 .
Signed, Sealed, and Delivered Larry F. Ertzberger (SEAL)
in the Presence of: Patti J. Ertzberger (SEAL)
Patricia Blue (SEAL)
Clifford F. Gaddy, Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

PERSONALLY appeared before me Patricia Blue and
made oath that he saw the within named LARRY F. ERTZBERGER and PATTI J. ERTZBERGER
sign, seal and as their act and deed deliver the within written deed, and that he, with
Clifford F. Gaddy, Jr. witnessed the execution thereof.

SWORN to before me this the 28th
day of April, A. D. 19 82 Patricia Blue
Clifford F. Gaddy, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires: March 29, 1989

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, Clifford F. Gaddy, JR. a Notary Public for South Carolina, do hereby certify
unto all whom it may concern that Mrs. PATTI J. ERTZBERGER
the wife of the within named LARRY F. ERTZBERGER
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 OPPORTUNITY INVESTMENT CORPORATION
his heirs, successors and assigns, all her interest and estate, and also 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 28th
day of April, A. D. 19 82 Patti J. Ertzberger
Clifford F. Gaddy, Jr. (SEAL)
Notary Public for South Carolina
My Commission Expires: March 29, 1989