

(7) 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 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) 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 Mortgagor's hand and seal this 24th day of February 19 83

SIGNED, sealed and delivered in the presence of:

*Rachara D. Wray*  
Rachara D. Wray

*Charles L. McCarter* (SEAL)  
Charles L. McCarter

*K. Palmer McCarter* (SEAL)  
K. Palmer McCarter

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of February 19 83.

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*Rachara D. Wray*

MY COMMISSION EXPIRES 10/5/89  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER  
(K. Palmer McCarter is unmarried)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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, whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of February 19 83

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*Lois B. McCarter*  
Lois McCarter

MY COMMISSION EXPIRES 10/5/89

RILEY, RILEY, LAWS & STEWART  
ATTORNEYS AT LAW  
215 S. 1st St.  
Greenville, S.C. 29601  
File No. 1595-707

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Charles L. McCarter and K. Palmer McCarter

TO

Ben F. McDaniel, III

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 24th day of Feb. 19 83 at 3:34 P. M. recorded in Book 1595 of Mortgages, page 706 As No. Register of Mesne Conveyance, Greenville County

SIDNEY L. JAY  
ATTORNEY AT LAW  
114 Manly Street  
Greenville, South Carolina

\$25,000.00  
21.50 Acres Kelleys Mill Rd.  
Oneal Tp.

(CONTINUATION)

Mortgagee agrees that he will promptly pay the existing mortgage to Blue Ridge Credit Production Association which said mortgage is recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1500, at Page 6. Said mortgage was in the original amount of \$27,000.00 and has a balance due thereon of \$19,943.53, plus accrued interest. It is agreed between the parties that the total liability of mortgagors under the said Blue Ridge Production Credit Association mortgage and the within mortgage shall not exceed \$25,000.00. This is a second mortgage.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
10.00

RECORDED FEB 24 1983 at 3:34 P.M.

0707

4325 RV 21

2155