

28. The said Mortgagor(s) shall furnish Mortgagee during the term hereof an unaudited financial statement of Mortgagor(s) prepared by an independent certified public accountant licensed in South Carolina, within NINETY (90) DAYS after the Mortgagor(s) fiscal year end.

29. It is further covenanted that the within indebtedness shall, at the option of the Mortgagee, become immediately due and payable upon (a) the conveyance or other alienation of the mortgaged property or any part thereof or (b) default by Mortgagor(s) in the payment of any other indebtedness which he/they may have to Mortgagee.

30. The Mortgagor, Janice R. Varat, joins in the execution of this mortgage for the purpose of encumbering her undivided one-half (1/2) interest in and to Lot 57, Redbud Lane, Green Valley Subdivision, Greenville County, South Carolina, hereinabove described.

31. The said Mortgagor(s) hereby bind themselves and their heirs and assigns to procure or execute any further necessary assurances of title to the said premises, and also warrant and forever defend all and singular the said premises unto the said persons whomsoever lawfully claiming or to claim the same to any part thereof.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor(s) the day and year first above written.

IN THE PRESENCE OF:

James C. Belcher

Carolyn B. Lowe

Joshua E. Varat
JOSHUA E. VARAT

Janice R. Varat
JANICE R. VARAT