

AND IT IS AGREED, by and between the parties, that the said Mortgagor, his heirs, executors or administrators in the event of a foreclosure of this mortgage by judicial proceedings, or collection by an attorney, shall pay a reasonable amount as attorney's fee, which shall be secured by this mortgage, and shall be included in any judgment of foreclosure recovered.

Mortgagor shall also pay a reasonable attorney's fee in the event that the association should become a party to any suit involving this mortgage or the title to the premises herein described.

IT IS AGREED that all right and powers herein conferred are cumulative of other remedies and rights allowed by law and may be pursued concurrently. Wherever the context so admits or requires, the singular number where used throughout this instrument shall include the plural and plural shall include the singular, and the masculine gender shall include the feminine. Whenever a corporation shall be mortgagor herein, the terms employed shall include and be applicable to such corporation and its successors.

IN WITNESS WHEREOF we have hereunto set out
Hand and Seal this 10th day of August in the year of our Lord one
thousand nine hundred and eighty-three and in the two hundred
and eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of

NORTHGATE TRACE JOINT VENTURE, A SOUTH
SOUTH CAROLINA GENERAL PARTNERSHIP
BY: WILLIAMS STREET DEVELOPMENT CORP.

[Signature]
Linda B. Osborne

BY: *[Signature]*
FRANK B. HALTER

BY: *[Signature]*
DOYLE R. PEACE

BY: CAROLINA SERVICE CORPORATION OF
GREENVILLE

BY: *[Signature]*

State of South Carolina
COUNTY OF

Personally appeared before me the undersigned witness
and made oath that s/he saw the above named Northgate Trace Joint Venture, A South
Carolina General Partnership, by Frank B. Halter and Doyle R. Peace of
Williams Street Development Corp. and by
Carolina Service Corporation of Greenville, its General Partners,

sign, seal and attach and deed, deliver the above written mortgage deed; and that she with
the other witness subscribed above witnessed the due execution thereof.

Given under my hand and seal this 10th day
of August, 1983.
[Signature]
Notary Public of South Carolina
My commission expires: 1/11/90

[Signature]

State of South Carolina
COUNTY OF

NOT NECESSARY - MORTGAGOR A PARTNERSHIP
RENUNCIATION OF DOWER

I, _____, a Notary
Public of South Carolina, do hereby certify unto all whom it may concern, that
wife of the within named
did this day appear before me, and upon being privately and separately examined by me, did declare that
she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever,
renounce, release, and forever relinquish unto the within named SECURITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF SOUTH CAROLINA, its successors and assigns, all her interest and estate,
and also 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 _____ day
of _____ 19____
[Signature]
Notary Public of South Carolina
My commission expires: _____

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