

TRANSFER OF THE PROPERTY; ASSUMPTION. If all or any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) the creation of purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all the sums secured by this Mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the Property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this Mortgage shall be at such rate as Mortgagee shall request. If Mortgagee has waived the option to accelerate, and if Mortgagor's successor in interest has executed a written assumption agreement accepted in writing by Mortgagee, Mortgagee shall release Mortgagor from all obligations under this Mortgage and the Note.

If Mortgagee exercises such option to accelerate, Mortgagee shall mail Mortgagor notice of acceleration at their last known address. Such notice shall provide a period of not less than 30 days, from the date of the notice is mailed within which Mortgagor may pay the sums declared due. If Mortgagor fails to pay such sums prior to the expiration of such period, Mortgagee may, without further notice or demand on Mortgagor, invoke any remedies permitted by Note, Mortgage, Security Agreement or other loan documents.

IN THE EVENT that this loan transaction relates to the financing of real estate together with a mobile home located thereon as evidenced by the application and/or other loan documents, the following specific additional provisions shall be applicable:

- a. the security given by Mortgagor to Mortgagee shall consist of the within real estate mortgage together with Uniform Commercial Code Form 1, a Security Agreement and Mortgagee shall also obtain a Certificate of Title to the mobile home with its lien properly perfected and shown on the face thereof.
- b. Mortgagor covenants and represents that the real property and mobile home shall be utilized as the Mortgagor's primary residence.
- c. In addition to the other events or conditions of default specified herein, it is specifically understood and agreed that Mortgagor may not remove, transfer, convey, or otherwise dispose of mobile home or any of its contents, furnishings, equipment or fixtures without prior knowledge, consent written permission of the Mortgagee

WITNESS the Mortgagor's hand and seal this 27th day of September 19 83
SIGNED, sealed and delivered in the presence of:

William A. Todd _____ (seal)
WILLIAM A. TODD

Dorothy W. Todd _____ (seal)
DOROTHY W. TODD

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and 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 27th day of September 19 83

John D. Jean (SEAL)
Notary Public for South Carolina.
My Commission expires: 7/30/90

William A. Todd

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE

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 the singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of September 19 83

John D. Jean (SEAL)
Notary Public for South Carolina.
My Commission expires: 7/30/90

Dorothy W. Todd
DOROTHY W. TODD

(CONTINUED ON NEXT PAGE)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGISTER OF MESNE CONVEYANCE

I hereby certify that the within Mortgage has been this _____ 19 _____ M, recorded in at _____ of _____ Book _____ Page _____ AS NO _____ of Mortgages.

Register of Mesne Conveyance
Clerk of Court
County

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
William A. Todd and Dorothy W. Todd
TO
CRYOVAC EMPLOYEES FEDERAL CREDIT UNION
P.O. BOX 338
SIMPSONVILLE, SC 29681

RECORDED

1628-239