

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege in the mortgage to enforce any duty of the Mortgagor at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgagor or delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgagor, and no waiver by Mortgagee of default of Mortgagor or delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a waiver of any of the terms or provisions of this mortgage or of any subsequent default.

If all or any part of said real property is sold, transferred or conveyed by the Mortgagor without the prior written consent of the Mortgagee, the Mortgagee may, at Mortgagee's option, declare all sums secured by this Mortgage to immediately due and payable. The Mortgagor waives all right to homestead exemption in said property. If any action or proceeding is commenced which materially effects the lender's interest in the property, including but not limited to, imminent domain, insolvency, code enforcements, bankruptcies, an action by a junior lienholder, or any other similar actions or proceedings, then the mortgagee at its own option upon notice to the mortgagor may make such appearances, disburse such sums and take such action as is necessary to protect the lender's interest, including but not limited to, disbursement of reasonable attorney's fees and the costs of the action.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 16th day of November, A.D. 19 84

Kenneth R. Ellston (SEAL)

Julia H. Ellston (SEAL)

\_\_\_\_\_ (SEAL)

Signed, Sealed and Delivered in the presence of  
Walter E. McAfee  
1st Subscribing Witness  
W. E. Waldes  
2nd Subscribing Witness

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME WALTER E. MABEE and made oath that he saw the within named \_\_\_\_\_ sign, seal and as their act and deed deliver the within written deed and that he with M. F. WALINS (2nd Subscribing Witness) witnessed the execution thereof.

Sworn to before me this 16th day of November, A.D. 19 84

Walter E. McAfee  
1st Subscribing Witness

W. E. Waldes  
Notary Public, S.C. (Seal)  
Commission 9 Dec. 84

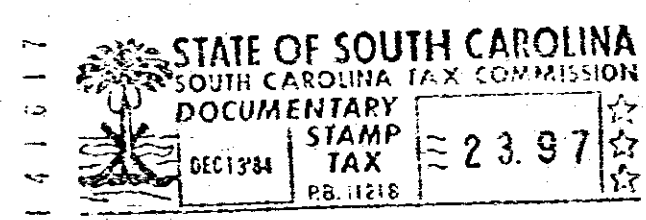
STATE OF SOUTH CAROLINA  
COUNTY OF \_\_\_\_\_

RENUNCIATION OF DOWER

I, \_\_\_\_\_, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. \_\_\_\_\_, the 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 any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named \_\_\_\_\_, Heirs and Assigns, all her interest and estate, and also all 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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Notary Public, S.C. (Seal)



\$79,848.00  
1.21 Acres Bismarck Drive

Filed for record in the Office of the R. M. C. for Greenville County, S.C., at 9:30 o'clock A/M, Dec. 13, 1984 and recorded in Real Estate Mortgage Book 1694 at page 206 R.M.C. for G. Co., S.C.

RETURN TO:  
JIM WALTER HOMES, INC.  
P. O. BOX 22601  
TAMPA, FLORIDA 33622

DEC 13 1984

17767

RECORDED DEC 13 1984 at 9:30 A/M