

prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which 1359.971
 this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all
 breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable
 expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in
 enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees;
 and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's
 interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired
 Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force
 and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to
 Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or
 abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a
 receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the
 Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of
 management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's
 bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account
 only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may
 make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when
 evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the
 indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this
 Mortgage, exceed the original amount of the Note plus US\$

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and
 Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered
 in the presence of:

Donna M. Barton *William K. Thompson* (Seal)
 WILLIAM K. THOMPSON Borrower
Elizabeth M. Alewine *Nancy C. Thompson* (Seal)
 NANCY C. THOMPSON Borrower

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

Before me personally appeared *Donna Barton* and made oath that she saw the
 within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that
 she with *Elizabeth M. Alewine* witnessed the execution thereof.
 Sworn before me this 10th day of February, 1976.

Elizabeth M. Alewine (Seal) *Donna M. Barton*
 Notary Public for South Carolina
 My Commission Expires: July 16, 1985

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, *Elizabeth M. Alewine*, a Notary Public, do hereby certify unto all whom it may concern that
 Mrs. *Nancy C. Thompson*, the wife of the within named *William K. Thompson* 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 whomsoever, renounce, release and forever
 relinquish unto the within named *Carolina Federal Savings and Loan* Successors 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 10th day of February, 1976.
Elizabeth M. Alewine (Seal) *Nancy C. Thompson*
 Notary Public for South Carolina
 My Commission Expires: July 16, 1985

(Space Below This Line Reserved For Lender and Recorder)
 RECORDED FEB 11 '76 At 9:49 A.M.

FEB 11 1976
 RECORDING FEE
 5-16.80

*William K. Thompson &
 Nancy C. Thompson
 Carolina Fed. S. & L. Assn.*

Filed for record in the Office of
 the R. M. C. for Greenville
 County, S. C., at 9:49 a.m.
 A.M. Feb. 11, 1976
 and recorded in Real Estate
 Mortgage Book 1359
 at page 968

R.M.C. for G. Co., S. C.

20326

\$ 42,000.00
 Lot 71, Sugar Creek Rd. Sugar Creek, Sec. 1
 & Silver Creek Rd.

4328 RV-2

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