

1418 100 011

any of a default on this Mortgage... Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration 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.

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.

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.

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:

[Signature: Daniel Fishner]
[Signature: J. Eric Kindberg]

X [Signature: David B. Sellars] (Seal) -Borrower
X [Signature: Darla A. Sellars] (Seal) -Borrower

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared Daniel Fishner and made oath that he within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that he with J. Eric Kindberg witnessed the execution thereof.

Sworn before me this 28 day of August 19 79

[Signature: J. Eric Kindberg] (Seal)
Notary Public for South Carolina—My commission expires 9-17-85

STATE OF SOUTH CAROLINA Greenville County ss:

I, J. Eric Kindberg, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Darla A. Sellars the wife of the within named David B. Sellars 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 whomsoever, renounce, release and forever relinquish unto the within named GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, its 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 28 day of August 19 79

[Signature: J. Eric Kindberg] (Seal) X [Signature: Darla A. Sellars]
Notary Public for South Carolina—My commission expires 9/17/85

(Space Below This Line Reserved For Lender and Recorder)

RECORDED AUG 29 1979 at 10:28 A.M.

\$38,000.00
Lot C

Filed for record in the Office of the R. M. C. for Greenville County, S.C., at 10:28 A.M. on Aug. 29, 1979 and recorded in Book 1478 Mortgage Book at page 608 R.M.C. for G. Co., S.C.

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