

100-100-708

in case of acceleration of this Mortgage, (a) Borrower pays Lender all sums of interest and principal due on the Note and interest accruing Future Advances, if any, held or otherwise accrued by Lender over and above the amounts of payments of Borrower contained in this Mortgage; (b) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enacting Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (c) Borrower takes such actions 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 \$ 100.

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:

*Sarah M. Powell*

STATE OF SOUTH CAROLINA

Greenville

County ss:

DEE SMITH COMPANY, INC. (Seal)  
By: *Dee A. Smith* (Seal)  
Dee A. Smith, President  
Formerly Imperial Properties, Inc.

Before me personally appeared Sarah M. Powell and made oath that she saw the within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that she

with C. Timothy Sullivan witnessed the execution thereof.

Sworn before me this 26th day of November , 19 75 .

Notary Public for South Carolina—My commission expires 8/28/78

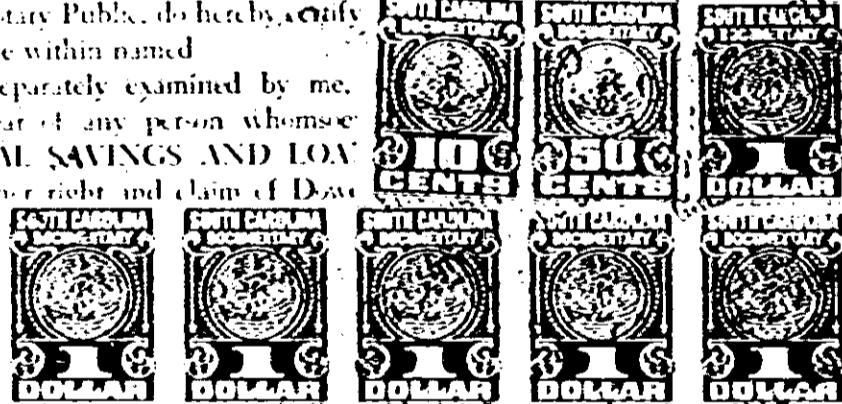
STATE OF SOUTH CAROLINA

Greenville

County: N/A-GRANTOR IS CORPORATION

I, C. Timothy Sullivan, a Notary Public, do hereby certify  
Mrs. \_\_\_\_\_ the wife of the within named  
appear before me, and upon being privately and separately examined by me,  
voluntarily and without any compulsion, dread or fear of any person whomsoever,  
relinquish unto the within named GREER FEDERAL SAVINGS AND LOAN  
and Assigns, all her interest and estate, and also all her right and claim of Dowry  
premises within mentioned and released.

Given under my hand and Seal, this



Notary Public for South Carolina—My commission expires

Space Below THIS Line Received For Lender and Recorder

RECORDED DEC 1 '75 At 11:02 A.M. # 14163

11:02  
Dec. 1, 1975  
765  
A. 1350

\$41,500.00  
Lot 13, Devonwood Ct. Cambridge Park

4328 RV-23