entry of a indoment enforcing this Morgage if . . a. Boronce pass banks all sums which would be then discuss this More are the Nite and rates securing Future Advances, if any, had no accelestions occurred to the reservoir course all treaches at any that exercists or agreements of Birrower contained in this Mirrogaze. C. Birrower pays all reasonable expenses incurred by Letoler in enforcing the covenants and agreements of Borower outsined in this Mortgage and in enforcing Lender's remadies as provided in paragraph 18 hereof, including, but not limited to, reasonable attency's teest and (d) B trower takes such action as Tender may reasonably require to assure that the lien of this Morgage, London's interest in the Property and Boromen'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.

26. Assignment of Rents; Appointment of Receiver. As additional security belleunder, Borrower bereby 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 tents 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 tents 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 atterney's fees, and then to the sums secured by this Morrgage. The receiver shall be liable to account only for those rents actually received.

- 21. Furure 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 berewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$00
- 22. RELEASE. Upon payment of all sums secured by this Mertgage, this Mertgage shall become null and weld, and Lender shall release this Mortgage without charge to Borrower. B mower shall pay all costs of recordation, if any-
 - 23. WAIVER OF HOMESTEAD. Betrower hereby waives all right of homestead exemption in the Property.

In Witness Whereof, Borrower has executed this Mortgage.

CREENVILLE CO. S. C.

Signed, sealed and delivering the presence of: Other African	They dee	Southland Proper By:	(Scal) —Borrower —Borrower
STATE OF SOUTH CAPOLIS	sa Greenville	Coun	ty ss:
within named Borrower she Sworn before me this 2 Athich A	sign, seal, and as with Patrick lst day of Apr	H. Grayson, Jr. witnessed il , 19 76.	oath that She saw the in written Mortgage; and that the execution thereof.
STATE OF SOUTH CAROLINA,		County ss:	
voluntarily and without relinquish unto the with and Assigns, all her inte premises within mention Given under my	any compulsion, dread or foin named GREER FEDER rest and estate, and also all ed and released. hand and Seal, this	ear of any person whomsoever, ro AL SAVINGS AND LOAN AS her right and claim of Dower, of, day of	enounce, release and forever SOCIATION, its Successors
	(Space Below This Line	e Reserved For Lender and Recorder) =	
	Filed for record in the Office of County, S. C., at Lt. 12 o'clock County, S. C., at Lt. 12 o'clock Deal. April 22, 19.76 Mortgage Book 1365 at page 606	R.M.C. for G. Co., S. C.	\$25,000.00 Lot 37 Birchbark Dr. Sec. 2 "Parkdale"
	STATE OF SOUTH CAPOLIS Before me persons within named Borrower she Sworn before me this 2: Notary Public for South Carol I, Mrs. appear before me, and voluntarily and without relinquish unto the with and Assigns, all her interpremises within mention Given under my Notary Public for South Carol Notary Public for South Carol	STATE OF SOUTH CAROLINA Greenville Before me personally appeared Cleo L within named Borrower sign, seal, and as she with Patrick Sworn before me this 21st day of Apr Apr Apr Mrs. de wife of South Carolina—My commission expires STATE OF SOUTH CAROLINA, I, , a N Mrs. the wife of the appear before me, and upon being privately and voluntarily and without any compulsion, dread or for relinquish unto the within named GREER FEDER and Assigns, all her interest and estate, and also all premises within mentioned and released. Given under my hand and Seal, this Notary Public for South Carolina—My commission expires (Space Below This Line RECORDED APR 22 '76	STATE OF SOUTH CAROLINA State of South Carolina Before me personally appeared Cleo L. Lee and made within named Borrower sign. seal, and as the with Patrick H. Grayson, Jr. witnessed within patrick H. Grayson, Jr. witnessed swith Patrick H. Grayson, Jr. witnessed Swort Patrick H. Grayson, Jr. witnessed swith In mentioned and released. Given under my hand and Seal, this day of Spirit Recorded for Lender and Becorder) RECORDED APR 22'76 At 4:12 P.H.