

1365 609

entity of a judgment enforcing this Mortgage if (a) Borrower pays Lender all sums which would be 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. 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:

Patrick H. Grayson
Cleo L. Lee

Southland Properties, Inc
By: [Signature] (Seal) -Borrower
[Signature] (Seal) -Borrower

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared Cleo L. Lee 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 Patrick H. Grayson, Jr. witnessed the execution thereof.

Sworn before me this 21st day of April, 1976.

Patrick H. Grayson (Seal)
Cleo L. Lee
Notary Public for South Carolina—My commission expires

STATE OF SOUTH CAROLINA, County ss:

I, [Signature], a Notary Public, do hereby certify unto all whom it may concern that Mrs. [Signature] the wife of the within named [Signature] 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 [Signature] day of [Signature], 19 [Signature]

[Signature] (Seal)
Notary Public for South Carolina—My commission expires

(Space Below This Line Reserved For Lender and Recorder)

RECORDED APR 22 '76 At 4:12 P.M.

27216

27216 APR 22 1976 5-10-00

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Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 4:12 o'clock P.M. April 22, 1976 and recorded in Real Estate Mortgage Book 1365 at page 606

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

\$25,000.00
Lot 37 Birchbark Dr. Sec. 2
"Parkdale"

4328 RW-23