

copy of a notice calling this Mortgage if so Borrower fails to perform all or any of the covenants contained in the Note and/or securing Future Advances if any, failing which Lender may demand that Borrower pay all sums due and owing, including the amounts of principal 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 collecting Lender's remedies as provided in paragraph 16 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 unimpeded. 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 agrees to Lender the rents of the Property, provided that Borrower shall give 10 days' acceleration notice to Lender to 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 cost 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 \$.00

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 renotation, 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:

Judy M. Cooke
Lawrence E. Young

STATE OF SOUTH CAROLINA

Greenville

County ss:

William K. Wilson, Jr. (Seal)
William K. Wilson, Jr. — Borrower
Joanne S. Wilson (Seal)
Joanne S. Wilson — Borrower

Before me personally appeared Judy M. Cooke 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 Lawrence E. Young witnessed the execution thereof.
Sworn before me this 7th day of May 1976.

Lawrence E. Young (Seal)
Notary Public for South Carolina—My commission expires 1-4-81

STATE OF SOUTH CAROLINA, Greenville

County ss:

I, Lawrence E. Young, a Notary Public, do hereby certify unto all whom it may concern that
Mrs. Joanne S. Wilson the wife of the within named William K. Wilson, Jr. 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 whatsoever, renounce, release and forever
surrender 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, d. f. in or to all and singular the
premises within mentioned and released.

Given under my hand and Seal, this 7th day of May 1976.

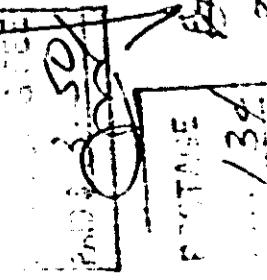
Lawrence E. Young (Seal)
Notary Public for South Carolina—My commission expires 1-4-81

Joanne S. Wilson

Space Below This Line Reserved For Lender and Recorder

RECORDED MAY 10 1976 at 3:56 P.M. 2S953

2S953 MAY 10 1976
S-5.00



RECORDED
GREEN FEDERAL
S. & L.
ASSOCIATION,
S.C.
29607
LAWRENCE E. YOUNG
JOANNE S. WILSON

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C., at 3:56 o'clock
P. M., May 10, 1976
and recorded in Real Estate
Mortgage Book 1367
at page 96

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

\$ 12,500.00
Lot 21, Joan St., Oneal T.P.

4328 RN-25