cultiment of roughths Mirrorged in a Primary as books its the Nite and to tes securing Patient Advances, if any, but it is a Control of country by Bottom ones. By the wi descripts of descending of Engineer distribution this Mistage and Bornwer play all resociable expenses a natural by Tender or enforcing the expension and agreements of Bormer's maked in this Mittage and in enforcing Tender's remaines as joi valid as paragraph 18 bered, including but not limited to reasonable atteness toos and lide Borr were takes such action as leaster than reasonably require to assure that the ben of this Morkeye, London's interest in the Property and Borr works obligation to pay the sums secured by this Morrozge shall continue unimpaired. Upon such payment and cute by Boroxer, this Mortoage and the obligati as secured hereby shall remain in full frace and effect as if no acceleration had occurred.

20. Assignment of Rents: Appointment of Perceiver. As additional security betweender, Bottower bereby assigns to Lender the rents of the Property, pendded that Borower shall policity acceleration under paragraph 18 betend on shand-makent of

the Property, have the right to a float and retain such retain as they be, one due and payable

Upon acceleration under paragraph 18 bered or attand-conent of the Property, Lender shall be emitted 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 tents celle ted by the receiver shall be at pived 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 attroney's fees, and then to the sums secured by this Miergage. The receiver shall be liable to account only for those rents actually received.

21. Furuse Atwances. Upon request of Bor wer, Lender, at Lender's option prior to release of this Mongage, may make Future Advances to Bierower. Such Future Advances, with interest therein, shall be secured by this Morteage when evidenced by promissivy notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mietgage, not including sums advanced in accordance berewith to protect the security of this Mietgage, 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 wild, and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any,

23. Waiver of Homestean. Perferent berely waives all right of homestead exemption in the Property,

In Witness Whereof, Bornower has executed this Mortgage.

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Signed, sealed and delivered in the presence of: -Bierowee (Scal) —Boerower Greenville County ss: STATE OF SOUTH CAROLINA Before me personally appeared. Shirley R. Jameson she and made outh that within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that with James G. Johnson, III witnessed the execution thereof. she before me this County ss: STATE OF SOUTH CAROLINA, , a Notary Public, do hereby certify unto all whom it may concern that the wife of the within named Mrs. 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 day of Scal) Noney Public for South Carolins-My commission expires Space Below This Line Reserved For Lender and Recorder) 1369 Estate County, S. C., at 4:55 o'clow. P. June 1, 19 J Filed for record in the Office C the R. M. C. for Greenvill R.M.C. for G. Co., S. RECORDING FEE Lot 9, Phillips Lane, and recorded in Morrigane Productions \$ 38,000.00

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