

date of acceleration of this Mortgage, or if Borrower fails to pay all sums due under this Mortgage, the Note and to its secured Future Advances, if any, to him or his successors or assigns, by Lender, or to all persons entitled to such amounts, the amounts or amounts of payments or Borrower's interest in this Mortgage, or Borrower's reasonable expenses incurred by Lender in collecting the amounts and amounts of Borrower's interest in this Mortgage and in collecting Lender's demands as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees and, if Borrower takes such actions as Lender may reasonably require to ensure 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, nor including sums advanced in accordance therewith 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:

Sarah P. James
William B. James

✓ WILLIAM B. JAMES NCIV
Attorney At Law

STATE OF SOUTH CAROLINA, Greenville

Ronnie E. Lee
Ronnie E. Lee (Seal)
Linda D. Lee
Linda D. Lee (Seal)

—Borrower
—Borrower

County ss:

Before me personally appeared Sarah P. James and made oath that she saw the within named Borrower sign, seal, and as their she with William B. James act and deed, deliver the within written Mortgage; and that she witnessed the execution thereof.

Sworn before me this 21st day of November , 1977 .

William B. James (Seal)
Notary Public for South Carolina—My commission expires 6/13/79

Sarah P. James

STATE OF SOUTH CAROLINA, Greenville

County ss:

I, William B. James, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Linda D. Lee, the wife of the within named Ronnie E. Lee 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 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 21st day of November , 1977 .

William B. James (Seal)
Notary Public for South Carolina—My commission expires 6/13/79

Linda D. Lee

(Space Below This Line Reserved For Lender and Recorder)

RECORDED NOV 21 1977 At 3:29 P.M.

15862

Filed for record in the Office of
the R. M. C. for Greenville
County, S.C. at 3:29 o'clock
21 Nov. 21, 1977.
and recorded in Real Estate
Mortgage Book 2126
at page 386.

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

\$ 21,550.00
Lot 11, Florida Ave., Highland

4328 RV-21