

prior to entry of a judgment enforcing this Mortgage... Borrower pays... Lender... under this Mortgage, the Note and... Lender... Borrower... all breaches of any other covenants or agreements of Borrower... Borrower pays all reasonable expenses incurred by Lender... enforcing Lender's terms... and (d) Borrower takes such action as Lender may reasonably require to assure that the... Lender's interest in the Property and Borrower's obligation to pay the... Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereunder 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 of law to 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, and then to the costs of 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 the part 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 any time, all the principal amount of the indebtedness secured by this Mortgage, including such Future Advances, shall be subject to the security of this Mortgage, except the principal amount of the Note plus U.S.S.

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 recording of 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

E. Perry Edwards (Signature) John T. McCombs, Jr. (Seal) JOHN T. McCOMBS, JR. - Borrower
Olivia B. Norris (Signature) Jean C. McCombs (Seal) JEAN C. McCOMBS - Borrower

STATE OF SOUTH CAROLINA Greenville

Before me personally appeared Olivia B. Norris and with that she saw the within named Borrower sign and seal in their act and deed before the within written Mortgage; and that she with E. Perry Edwards attested the execution thereof. Sworn before me this 8th day of December, 1977.

Eugene Perry Edwards (Seal) Olivia B. Norris.
Notary Public for South Carolina
My commission expires 8/16/84

STATE OF SOUTH CAROLINA Greenville

I, E. Perry Edwards a Notary Public, do hereby certify that all whom it may concern that Mrs. Jean C. McCombs the wife of the within named John T. McCombs, JR. did this day appear before me and upon being duly sworn depose and declare that she does freely, voluntarily and without any fraud, duress, coercion, or undue influence, release and forever relinquish unto the within named Poinsett Federal S & L Assn. its Successors and Assigns, all her interest and estate, and all other her right and claim of Dower, in and to all and singular the premises within mentioned and released. Given under my Hand and Seal this 8th day of December, 1977.

Eugene Perry Edwards (Seal) Jean C. McCombs
Notary Public for South Carolina
JEAN C. McCOMBS
My commission expires 8/16/84

RECORDED DEC 8 1977 At 12:50 P.M.

17558

E. Perry Edwards
Attorney at Law
405 PITTIGRU STREET
GREENVILLE, SOUTH CAROLINA 29601
DEC 8 1977

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C. at 12:50 o'clock
P.M. Dec. 8, 1977
and recorded in Real Estate
Mortgage Book 7418
at page 32
R.M.C. for G. Co., S. C.

\$ 10,176.17
Lot = 16.1 A., S.C. Hwy 186 Bates TP

4328 RV-2

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