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, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$....

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 M	ortgage.					
Signed, sealed and delivered in the presence of: Aguelly, C. Lulest Muen & January.		ale es c.	Faysso	Jaip	Sous Sez —Borron (Sez	al) wer al)
STATE OF SOUTH CAROLINA,	1.1e		County	' ss:		: -
within named Borrower sign, seal, and as his	ract and decivitnessed the h	ereby cered Char incd by son whom ings. & of, in or	County tify unto a les C. me, did consoever, re Loapite to all and of Ma	y ss: all whom it m Fays sou declare that s cnounce, rele s Successors a l singular the arch Fays sou	ay concern X. did this she does from ase and form and Assigns premises wi	that day cely, ever , all ithin 83.
AKCORDED MAR 3 1 198		5:00	P.M.		esmeia	nn 3
Filed for record in the Office of the R. M. C. for Greenville County, S. C., at _5_00o'clock P.M. Max _31, 19_83 And recorded in Real - Estate Mortgage Book _16.00 at page _66 R.M.C. for G. Co., S. C. \$22,000.00 Unit 22-B Lewis Village H.P.R.	American Federal Savings and Loan Association	ţ	Charles C. Fayssoux	COUNTY OF GREENVILLE	STATE OF SOUTH CAROLINA	MAR O 1 1885 X 25936X