

122-151

prior to entry of a judgment enforcing this Mortgage or the Bank's right to foreclose on the Property, to foreclose the Note and/or the underlying Future Advances, or to exercise any other rights or remedies available to Lender under the Note, the Mortgage, the Future Advances, or any other documents, agreements, covenants or other instruments of Borrower contained in this Mortgage, the Bank shall not be liable for expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in the Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees and costs. Borrower takes such action as Lender may reasonably require to insure that the Lien of the 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, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus \$5.00.

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 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 Mortgage

Signed, sealed and delivered
in the presence of:

v. Debbie Lanzone.....

v. David J. Zywiecynski (Seal)
Borrower

v. Pam Childress.....

v. Sandra Zywiecynski (Seal)
-Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Debbie Lanzone
Before me personally appeared, , and made oath that she saw the
within named Borrower sign, seal, and affix her mark and deliver the within written Mortgage, and that
she, , with, Pam Childress, , witnessed the execution thereof.

Sworn before me this 15th day of July, 1983.

Barbara B. Durham
Notary Public for South Carolina

My Commission Expires Sept. 21, 1984

v. Debbie Lanzone.....

STATE OF SOUTH CAROLINA, Greenville County ss:

Barbara B. Durham, Notary Public, do her, by certify unto all whom it may concern that
Mrs. Sandra B. Zywiecynski, the wife of the within named David J. Zywiecynski, 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 American Federal Savings & Loan, its successors and assigns, all
her interest and estate, and also all her right and claim of Dower, etc., in or to all and singular the premises within
mentioned and released.

Given under my Hand and Seal this 15th day of July, 1983.

Barbara B. Durham
Notary Public for South Carolina

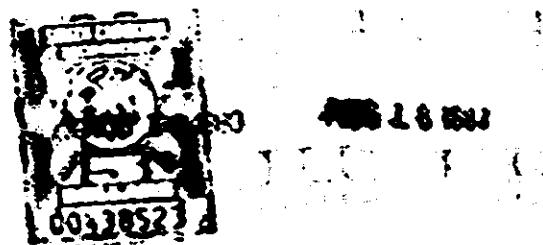
v. Sandra Zywiecynski.....

State Below This Line Is Reserved For Lender and Recorder

Recorded Aug. 24, 1983 at 10:00 AM

6335

23
10:00
AUG 24 1983
1622
497



Lot 56 & pt. lot 57 Gallivan St.
North Park
1/2, 427.60

REC'D BY [unclear]