entry of a beforest out using this Mangage in the Bandwin pays bonder shows which would be then due under this Mangage the N te and it to securing Patare Advances, if any, had no section in secured. So D in over cares all freaches of that the exercists of exceedents of B in wer contained in this M rigage. [c] B inower pays all reasonable expenses incurred by Fender in enforcing the discensints and agreements of B to wer contained in this M stages and In enforcing Lender's remedies as provided in paragraph 18 here-f, including, but not limited to, reasonable atteney's fives and (d). B mower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borower's obligation to pay the sums secured by this Mattgage shall continue unimpaired. Up a such payment and cure by Bartower, this Mattgage 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 bereunder, 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 beroif 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 Bostower. 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 \$.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. Warver of Homestran. 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: Ivian T. White **Greenville** STATE OF SOUTH CAPOLINA County ss: white Theresa_Duncan she and made oath that ... Before me personally appeared within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that with Demetrie J. Liatos witnessed the execution thereof. Sworn before me this, 19th March . day of (Seal) - Sugan T. White Notary Public for South Camplina-My commission expires Greenville County ss: STATE OF SOUTH CAROLINA, , a Notary Public, do hereby certify unto all whom it may concern that I. Demetrie J. Liatos Mrs. Connie B. Kennedy the wife of the within named Joe W. Kennedy 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 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 19th day of Cannie B. Kennedy Notary Public for South Carolina-My commission expires (Space Below This Line Reserved For Lender and Recorder) RECORDED MAR 19'76 At 12:49 P.M. 23856 Lot 38, Springs \$ 24,300.00 Mortgage Book at page 738 and recorded in Rea County, S. C., at 12:49 decasts Filed for record in the Office of DEMETRIE Attorney At Law R.M.C. for G. Co., S. C. Douglas TP listate

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J. LIATOS