

prior to entry of a judgment enforcing this Mortgage or if the Borrower fails to pay the debt due under this Mortgage, the Note and notes securing Future Advances, if any, held by Lender, or if the Borrower commits all breaches of any other covenants or agreements of Borrower contained in this Mortgage, or if Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 18. Interest shall begin to accrue from the date of enforceable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the title to the Property, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpeded. Upon such payment and cure by Borrower, this Mortgage and the obligations contained herein remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver. As aforesaid security hereunder, the 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, Lender, or any agent of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon the 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 will be secured by the debt under this Mortgage when evidenced by promissory notes stating that said notes are secured thereby. At no time shall the principal amount of the indebtedness secured by this Mortgage exceed the sum advanced plus accrued interest thereon to protect the security of this Mortgage, exceed the original amount of the Note plus US\$

22. Release. Upon payment in full of 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, 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:

Judith M. Ginn
Fred N. McDonald

Donald E. Hammons (Seal)
DONALD E. HAMMONS - Owner
Mildred R. Hammons (Seal)
MILDRED R. HAMMONS - Borrower

STATE OF SOUTH CAROLINA

GREENVILLE

County of

Before me personally appeared **Judith M. Ginn** and said, with that she.....saw the within named Borrower sign and execute their act and doct. deliver the within written Mortgage; and that she.....with **Fred N. McDonald** witnessed the execution thereof.

Sworn before me this 15th day of December 1977

Judith M. Ginn
Notary Public for South Carolina
My Commission expires 11-4-80

STATE OF SOUTH CAROLINA

GREENVILLE

County of

I, **Fred N. McDonald** and **Mildred R. Hammons**, the wife of the aforesaid **Donald E. Hammons** did this day appear before me, and upon the aforesaid instrument separately sworn to and declared that she does freely, voluntarily and without any compulsion or constraint of any kind, do hereby quitclaim, release and forever relinquish unto the aforesaid **Poinsett Federal Savings & Loan** its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, reversion, and curtail the premises within mentioned and released.

Given under my Hand and Seal,

15th

day of December 1977.

Fred N. McDonald
Notary Public for South Carolina
My Commission expires 11-4-80

DECEMBER 19 1977
McDonald, Cox & Anderson, P.C.
Attorneys at Law
115 Broad Street
Greenville, South Carolina 29601
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONALD E. HAMMONS and
MILDRED R. HAMMONS

TO

POINSETT FEDERAL SAVINGS
AND LOAN ASSOCIATION
203 State Park Road
Travelers Rest, S. C. 29690

MORTGAGE

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C. at 4:35 o'clock
P. M. Dec. 19, 1977
and recorded in R. M. C. Public
Mortgage Book 1118, page
at page 950.

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

\$ 25,000.00
Tract = 2 A., White Horse Rd., Ext.

[4328 RV-2]