

This Mortgagor, being the Mortgagor in the Mortgage Note of the sum of One Hundred and Sixty Five Dollars, Ten and 00/100 cents, dated December 21, 1977, and registered in the Office of the Clerk of Court of Greenville County, South Carolina, and the expenses incurred by Lender in instituting the collection and enforcement of this Note were secured by this Mortgage, and in addition, Lender's remedies as provided in paragraph 18, hereof, including, but not limited to, reasonable attorney fees, and all Borrower's taxes such action as Lender may reasonably require to assure that the lien of this Mortgage, 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 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, foreclose 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 in the event of the Property, Lender shall be entitled to have and recover applied 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, net of 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. WAIVER OF HOMESTEAD. Borrower hereby waives all rights of homestead exemption in the Property.

In Witness Whereof, Borrower has executed this Mortgage.

Signed, sealed and delivered
in the presence of:

Betty DeYoung
Billy T. Hatcher

STATE OF SOUTH CAROLINA

Greenville

Charles M. Haws
(Seal)
—Borrower

Evelyn M. Haws
(Seal)
—Borrower

County ss:

Before me personally appeared **Betty DeYoung** and made oath that **she** saw the within named Borrower sign, seal, and as **their** act and deed, deliver the within written Mortgage, and that **she** witnessed the execution thereof.
with **Billy T. Hatcher**

Sworn before me this 20th day of December

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Billy T. Hatcher
Notary Public for South Carolina—My commission expires 9-23-79

Betty DeYoung

STATE OF SOUTH CAROLINA

Greenville

County ss:

I, **Billy T. Hatcher** and **Mrs. Evelyn M. Haws**, a Notary Public, do hereby certify unto all whom it may concern that the wife of the within named **Charles M. Haws** 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 **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 20th day of December , 19 77

Billy T. Hatcher
Notary Public for South Carolina—My commission expires 9-23-79

Evelyn M. Haws

Space Below This Line Received by Lender and Recorder

RECORDED DEC 21 1977 At 8:39 A.M.

18777

DEC 21 1977 18777

Filed for record in the Office of
the R. M. C. for Greenville
County, S.C. at 8:39 o'clock
A.M. Dec. 21, 1977.
R. M. C. for Greenville, S.C.
221

R. M. C. for Greenville, S.C.

\$12,000.00

Lot 15 Cor. Pelham & Snow Sts.
Greer, Chick Springs Tp.

4328 RV.23