

prior to entry of a judgment enforcing this Mortgage, if Borrower pays Lender all amounts which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, having been paid, and the Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage, Lender may pay 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 hereof, including payment of amounts for reasonable attorney's fees; and (d) Borrower takes such action as Lender may reasonably require to assure the validity of the Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by the Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations contained hereby shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver. As additional security herefor, 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 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 is to secure therefrom the indebtedness by 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, net of including sums advanced in accordance hereto, exceed the security of this Mortgage, exceed the original principal of the Note plus US \$5.

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:

Judith G. Wood

Erna P. Prickett
(Seal)
Borrower

Carol B. Bennett

(Seal)
Borrower

STATE OF SOUTH CAROLINA

Greenville

Before me personally appeared Carol B. Bennett, whom I know to be the person described in the within named Borrower, and who, her, acknowledged to me that she saw the within named Borrower sign and execute the within named Mortgage, and that she, with Judith G. Wood, witnessed the execution thereof.

Sworn before me this 21st day of December 1977

Judith G. Wood
Notary Public for South Carolina

Carol B. Bennett

My commission expires: 4-14-64

STATE OF SOUTH CAROLINA

NOT APPLICABLE: WOMAN MORTGAGOR

I, Mrs. Judith G. Wood, being duly sworn, do hereby declare, under oath, that it may concern that Carol B. Bennett, whom I know to be the person described in the within named Borrower, did this day appear before me, and after being duly sworn, did make and execute the within named Mortgage, in the State that she does freely, voluntarily and without compulsion or duress, and in consideration of the sum of \$75,000.00, release and forever relinquish unto the within named R. M. C. Corporation, its successors and assigns, all her interest and estate, real and personal, in the above described Property, of record, located in Greenville, South Carolina, in the premises within mentioned and released.

Given under my Hand and Seal this 21st day of December 1977.

Notary Public for South Carolina No. 19...

Notary Public for South Carolina

RECORDED DEC 27 1977 At 10:08 A.M.

19108

Dec 27 1977
R. M. C. Corp., Inc.

Filed for record in the office of
the R. M. C. Corp., Greenville
County, S.C. at 10:08 A.M.
A.M. Dec. 27, 1977.
and indexed in Book 1, page
1115
L51

\$75,000.00
S. L. Acs, Bates Tp.

[4328 RV-2]