

any of the covenants contained in the Mortgage, or (c) Borrower pays for all legal expenses of the Lender in the defense of the Note or in the securing Future Advances, if any, before or after the date of the Note or Future Advances, including attorney's fees and expenses of Borrower contained in the Mortgage, or (d) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in the Mortgage and in collecting Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees, and (e) Borrower takes 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 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 should Tenant of the Property, have the right to collect and set in such rents as may, but are due and payable.

Upon acceleration, under paragraph 18 hereof, or should Tenant of the Property, Lender shall be entitled to have and to cause to be 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, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$ 100.00

**22. RELEASE.** Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage with or 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:

*Richard Allison Gantt*  
Richard Allison Gantt

*Jack R. Riddle*  
Jack R. Riddle  
*Carol M. Riddle*  
Carol M. Riddle

(Seal)  
—Borrower  
(Seal)  
—Borrower

STATE OF SOUTH CAROLINA

County ss:

Before me personally appeared *F. J. Rosemire* and made oath that he saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage, and that with *Richard Allison Gantt* witnessed the execution thereof.

Swan before me this 22<sup>nd</sup> day of December 1977.

*Richard Allison Gantt* *Seal* *9/26/82*  
Notary Public for South Carolina—My commission expires 9/26/82

STATE OF SOUTH CAROLINA,

Greenville County ss:

I, Richard Allison Gantt, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Carol M. Riddle, the wife of the within named Jack R. Riddle, 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 22<sup>nd</sup> day of December 1977.

*Richard Allison Gantt* *Seal* *Carol M. Riddle*  
Notary Public for South Carolina—My commission expires 9/26/82

Space Below This Line Reserved For Lender and Recorder

RECEIVED DEC 27 1977

At 10:09 A.M.

19109

I, Jack R. Riddle, do hereby acknowledge that I am the owner of  
the above mentioned property located in the  
County of Greenville, 10:09  
A.M., Dec. 27, 1977  
and record the same in the  
Mortgage Register, LL19  
at page 455

R.F.S.C. for G.C.C., S.C.

\$40,800.00  
Lot 35, "White Oak Dr. "Pine Brook  
Forest"

4328 AWZ