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entry of a inferient enf rong this Mingage it: a Bandwer pays for her discuss which would be then due under the Mingage, the Note and notes scenting Tuture Advances, if any, had no receleration of coursed to Borrower corrested by Englance coverants or agreements of Borrower contained in this Mortgage, to Borrower pays all resemble expenses incurred by Londer in entercing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Londer's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's feest and (d) Borrower takes such action as Londer may reasonably require to assure that the lien of this Mortgage, Londer's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue uninquired. 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, Eurower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abundonment of the Property have the right to collect and assigns and

the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or almost smart of the Paragraph 1.

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 autorney'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 \$
- 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.

Signed, sealed and in the presence of		
+ Jana		X David B. Sellers (Scal) -Borrower (Scal) -Borrower
		County 35.
Sworn before me t	TOWER sign seed and se LHCH	Canut Film
STATE OF SOUTH (Carolina, Greenville	County ss:
appear before me, voluntarily and wi relinquish unto the and Assigns, all he	and upon being privately and separately ithout any compulsion, dread or fear of any e within named GREER FEDERAL SAVII or interest and estate, and also all her right a	ic, do hereby certify unto all whom it may concern that named David B. Sellars did this day examined by me, did declare that she does freely, person whomsoever, renounce, release and forever NGS AND LOAN ASSOCIATION, its Successors and claim of Dower, of, in or to all and singular the
Given under	entioned and released. Trimy hand and Seal, this 28 day of	August , 19 79
Given under	entioned and released. Trimy hand and Seal, this 28 day of	August , 19 79
Given under	entioned and released. or my hand and Seal, this 28 day of	August , 19 79. Y Darla A Sellers 5
Given under	tr my hand and Seal, this 28 day of the Carolina—My ommission expires 9/17/8	August , 19 79 Y Darla A Sellers or Lender and Recorder)