entry of a judgment cuf using this Marrage if. a Baranca pays bender dlaws which would be then due under this Matures. the Note and it tes securing Future Advances, if any, had no accelerate it sourced. In 12 money onto all freaches of this other common or agreements of Borrower contained in this Margace, ea Borrower pass all mass table expenses incurred by Lender in end-roing the exercises and agreements of Borrower contained in this Motkage and in enforcing Leider's reasolus as provided in paragraph 18 bered, including, but not limited to, reasonable attend's fees and (d. B respect takes such into a Tender to a reasonably require to assure that the lien of this Morteage, Lender's interest in the Property and Borover'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 bereinder, Bottower benefit assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or aband outsent 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 tents of the Property, including those past due. All tents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of tents, including, but not limited to, receiver's fres, premiums on receiver's bonds and reasonable atteney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those tents actually received.

21. FUTURE ADVANCES. Upon request of Borrower, Lender, at Lender's option prior to release of this Morigage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promisory 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 betwith 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 wid, and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any,

23. WAIVER OF HOMESTEAD. Beerewer bereby waives all right of h-mestead exemption in the Property.

In Winness Whereof, Borrower has executed this Mortgage. Signed, seated and delivered in the presence (Scal) Greenville County ss: STATE OF SOUTH CAPOLINA Barbara G. Payne and made cath that Before me personally appeared their act and deed, deliver the within written Mortgage; within named Borrower sign, scal, and as Sidney L. Jay witnessed the execution theres with October day of Suven before me Greenville County ss: STATE OF SOUTH CAROLINA, Sidney L. Jay , a Notary Public, do hereby certify unto all whom it may concern that James M. Greene, Jr. Carolyn M. Greene the wife of the within named 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 whomsoever, 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 sentioned and released. . 19 79 October Given under my hand and Scal, this (Sal) 10/20/79 (Sal) 10/20/79 (Sal) Space Below This Line Reserved For Lender and Recorder). OCT 26 1979 1.1012 at 8:49 A.M.

1.1012 h SIDNEY L. JAY (T-3920)

Loan Greer Federal Savings and Greene, Jr. and Carolyn M. Greene Association James M.

pised for record in the Uf E. R. M. C. for Ord A.v. Oct. 26, and recorded in Real -Morrage Book 148 R.M.C. for G. C. at page 784 A.Y.

\$44,000.00 Lot 72 Sheffield E Hgts., Sec. 2

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