entry of a judgment enforcing this Mattgage if: a. Borr veer pays Lender all sums which would be then the Note and in the securing Para e Advances, if any, had in a scaleration occurred. But it were cares all breaches of any indicaa venous or agreements of Borower contained in this Mortgage. C. Borower pays all massibile expenses incurred by Lender in enforcing the covenants and agreements of Borower contained in this Mortage, and in enforcing Lender's remedies as provided in paragraph 18 here f, including, but not limited to, reasonable attorney's feest and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mirrago, London's interest in the Property and Birrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Up a 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 tents 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 tents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abundenment 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. Further Advances. Upon request of Barrewer, Lorder, 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 \$ NONE 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: GREENVILLE STATE OF SOUTH CAPOLINA County ss: Glenda C. Belue and made outh that she Before me personally appeared within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that Claude P. Hudson with ... witnessed the execution thereof. 30th Sygrn before me this day of October Notary Public for South Carolina-My commissi n expires STATE OF SOUTH CAROLINA, **GREENVILLE** County ss: I, Claude P. Hudson , a Notary Public, do hereby certify unto all whom it may concern that the wife of the within named Nathaniel D. Morton did this day Mrs. Sharlyn W. Morton 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 mentioned and released. Given under my hand and Seal, this October ______, 19 75 . day of Sharlyn St. Morton Space Bolow This Line Reserved For Lender and Recorder) RECORDED OCT 31 75 At 9:50 A.M.

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