

...of a mortgage containing this Mortgage... Borrower pays Lender all sums of law... 1354 768
 the Note and notes securing Future Advances, if any, and all sums of law... Borrower pays 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, but not limited to, reasonable attorney's fees, and if 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 obli-
 gations 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 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, 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 \$.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 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:

[Signature]
 Sarah M. Powell

DEE SMITH COMPANY, INC. (Seal)
 Borrower
 By: *[Signature]* (Seal)
 Dee A. Smith, President
 Formerly Imperial Properties, Inc.

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared Sarah M. Powell and made oath that she saw the
 within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that
 she with C. Timothy Sullivan witnessed the execution thereof.
 Sworn before me this 26th day of November, 1975.

[Signature] (Seal)
 Notary Public for South Carolina—My commission expires 8/28/78

[Signature]
 Sarah M. Powell

STATE OF SOUTH CAROLINA Greenville County ss: N/A-GRANTOR IS CORPORATION

I, C. Timothy Sullivan, a Notary Public, do hereby certify
 Mrs. [Name] the wife of the within named
 appear before me, and upon being privately and separately examined by me,
 voluntarily and without any compulsion, dread or fear of any person whomsoever
 relinquish unto the within named GRLER FEDERAL SAVINGS AND LOAN
 and Assns., all her interest and estate, and also all her right and claim of Dower
 premises within mentioned and released.

Given under my hand and Seal, this



Notary Public for South Carolina—My commission expires

Space Below This Line Reserved For Lender and Recorder

RECORDED DEC 1 '75 At 11:02 A.M. # 14163

5-1475
 1975
 DEED
 MASSX

Dec. 1, 1975
 1354
 765
 R. M. C. Not. Co. Co. S. C.

\$ 41,500.00
 Lot 13, Devonwood Ct. Cambridge Park

4328 RV.23