

prior to entry of a judgment enforcing this Mortgage... (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage...

20. Assignment of Rents; Appointment of Receiver. As soon as possible hereafter, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall not be in acceleration under paragraph 18 hereof or abandonment of the Property...

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...

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...

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:

Patrick H. Grayson, Jr. (Signature) Richard John Renner (Seal) - Borrower
Cleo L. Lee (Signature) Margaret D. Renner (Seal) - Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Cleo L. Lee and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with Patrick H. Grayson, Jr. witnessed the execution thereof. Sworn before me this 9th day of March 1976.

Patrick H. Grayson, Jr. (Seal) Cleo L. Lee
Notary Public for South Carolina
My commission expires: 11-19-79

STATE OF SOUTH CAROLINA, Greenville County ss:

I, Patrick H. Grayson, Jr. a Notary Public, do hereby certify unto all whom it may concern that Mrs. Margaret D. Renner the wife of the within named Richard John Renner 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 whomsoever, renounce, release and forever relinquish unto the within named Collateral Investment Company 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 9th day of March 1976

Patrick H. Grayson, Jr. (Seal) Margaret D. Renner
Notary Public for South Carolina
My commission expires: 11-19-79

(Space Below This Line Reserved For Lender and Recorder)

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