

...of a ... this Mortgage ...
 the Note and in its reciting Future Advances, if any, had no effect in ...
 covenants or agreements of Borrower contained in this Mortgage ...
 entering the covenants and agreements of Borrower contained in this Mortgage ...
 paragraph 16 hereof, including, but not limited to, reasonable attorney's fees, and ...
 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 ...
 actions 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 16 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 16 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 \$ 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:

Glenda C. Belue
Claude P. Hudson

David Allen West (Seal)
 —Borrower
Kay G. West (Seal)
 —Borrower

STATE OF SOUTH CAROLINA

GREENVILLE

County ss:

Before me personally appeared Glenda C. Belue 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 Claude P. Hudson witnessed the execution thereof.

Sworn before me this 26th day of April, 19 76.

Claude P. Hudson (Seal) 9-15-79
 Notary Public for South Carolina—My commission expires

Glenda C. Belue

STATE OF SOUTH CAROLINA

GREENVILLE

County ss:

I, Glenda C. Belue, a Notary Public, do hereby certify unto all whom it may concern that
Mrs. Kay G. West the wife of the within named David Allen West 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 whatsoever, 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 28th day of April, 19 76.

Glenda C. Belue (Seal) 3-24-79
 Notary Public for South Carolina—My commission expires

Kay G. West

Space Below This Line Reserved For Lender and Recorder

RECORDED APR 29 '76 At 9:15 A.M.

27857

APR 29 '76
 X 27857
 PAID 3.50
 5966

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

DAVID ALLEN WEST AND
 KAY G. WEST

Mail --TO

GREER FEDERAL SAVINGS AND
 LOAN ASSOCIATION
 107 Church Street
 Greer, South Carolina 29651

REAL ESTATE MORTGAGE

Filed for record in the Office of
 the R. M. C. for Greenville
 County, S. C. at 9:15 o'clock
 A. M. April 29, 19 76
 and recorded in Real Estate
 Mortgage Book 1366
 at page 170

R.M.C. for G. Co., S. C.

\$ 24,000.00
 Less = 2.5 A., Old Chick Springs Rd.
 Chick Springs TP

4328 RV-2J