

entry of a judgment enforcing this Mortgage if (a) Borrower pays for all sums which would be then due under this Mortgage... the Note and notes securing Future Advances, if any, had no acceleration 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.

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:

[Signature of Robert L. Wylie, III]

[Signature of Seth W. Scruggs]

Barbara H. Cobb

Seth W. Scruggs

(Seal) -Borrower (Seal) -Borrower

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared Barbara H. Cobb and made oath that she saw the within named Borrower sign, seal, and as his act and deed, deliver the within written Mortgage; and that she with Robert L. Wylie, III witnessed the execution thereof.

Sworn before me this 31st day of May, 1977

[Signature of Robert L. Wylie, III] (Seal) Barbara H. Cobb Notary Public for South Carolina—My commission expires 9/11/78.

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, Robert L. Wylie, III, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Bobbie Scruggs the wife of the within named Seth W. Scruggs 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 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 31st day of May, 1977 [Signature of Robert L. Wylie, III] (Seal) Bobbie H. Scruggs Notary Public for South Carolina—My commission expires 9/11/78.

Space Below This Line Reserved For Lender and Recorder)

LATIMER & WYLIE Attorneys at Law 700 E. North St., Suite 3 Greenville, S.C. 29601 JUN 1 1977 X 32986 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Recorded June 1, 1977 at 10:05 A/M 32986

SETH W. SCRUGGS TO Greer Federal Savings and Loan Assoc. P. O. Box 969 Greer, S.C. 29651

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 10:05 o'clock A.M., June 1, 1977 and recorded in Real Estate Mortgage Book 1399 at page 599

R.M.C. for G. Co. & C.

\$ 16,500.00 Lot 4-1.36 Acs Maple Lane

4328 RV.2