

any of the obligations secured by this Mortgage... the Note and notes securing Future Advances... covenants or agreements of Borrower contained in this Mortgage...

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.

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:

Handwritten signatures of Michael Spivey and Debbie Hare.

Handwritten signatures of Carlton L. Jensen and Lois S. Jensen, with printed names and titles below.

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared Debbie Hare 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 H. Michael Spivey witnessed the execution thereof.

Sworn before me this 9 day of August, 1977. Notary Public for South Carolina - My commission expires 1/24/83.

STATE OF SOUTH CAROLINA, Greenville County ss:

I, H. Michael Spivey, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Lois S. Jensen the wife of the within named Carlton L. Jensen 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 9 day of August, 1977. Notary Public for South Carolina - My commission expires 1/24/83.

RECORDED AUG 10 1977 At 2:03 P.M. 4580

1530X YOUNTS, SPIVEY & GROSS

AUG 10 1977 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CARLTON L. AND LOIS S. JENSEN

-TO- GREER FEDERAL SAVINGS & LOAN ASSOCIATION 107 CHURCH STREET PO BOX 969 GREER, SOUTH CAROLINA 29651

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 2:03 o'clock P.M. Aug. 10, 1977 and recorded in Real Estate Mortgage Book 1406 at page 645 R.M.C. for G. Co., S. C.

\$ 27,500.00 Lot # 3 Merrifield Park Subdivision Section II