

1416 1551

18. ACCELERATION. Upon acceleration of this Mortgage, 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 as agent only for those rents actually received.

20. ASSIGNMENT OF RENTS; ASSIGNMENT OF RECEIPTS. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall pay to acceleration under paragraph 18. Lender and its assigns shall have the right to collect and retain such rents as they become due and payable.

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 with no 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:

William G. Dobbins
Claude P. Hudson

Cecil Ronald Brannon (Seal)
—Borrower
(Seal)
—Borrower

STATE OF SOUTH CAROLINA GREENVILLE County ss:

Before me personally appeared William G. Dobbins and made oath that his saw the within named Borrower sign, seal, and as his act and deed, deliver the within written Mortgage; and that he with Claude P. Hudson witnessed the execution thereof. Sworn before me this 25th day of November, 1977.

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

William G. Dobbins

STATE OF SOUTH CAROLINA GREENVILLE County ss:

I, Claude P. Hudson, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Sandra Bishop Brannon the wife of the within named Cecil Ronald Brannon 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 25th day of November, 1977.
Claude P. Hudson (Seal) Sandy Bishop Brannon
Notary Public for South Carolina—My commission expires 9-15-79

Space Below This Line Reserved For Lender and Recorder.
RECORDED NOV 25 1977 At 12:23 p.m.

NOV 25 1977

16221

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CECIL RONALD BRANNON

Mall---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 12:23 p.m.
P. M. Nov. 25, 1977
and recorded in Book 1116
at page 818
R.M.C. for the Co. S.C.

16221

\$ 32,400.00
Lot 18, Sunset Dr., Groveland Dell

4328 RV-2