

0548

20. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER. A. Additional security. Hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof, a demand against the Property, have the right to collect and retain such rents as they become due and payable. Upon acceleration under paragraph 18 hereof for a default 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 \$.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 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:

Geraldine Welch
Hubert E. Nolin

Perry J. McCarter
Mary E. McCarter

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared Geraldine Welch and made oath that she within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage, and that Geraldine Welch with Hubert E. Nolin witnessed the execution thereof. Sworn before me this 13th day of December, 1977.

Hubert E. Nolin Seal
Notary Public for South Carolina—My commission expires Aug. 23, 1987
Geraldine Welch

STATE OF SOUTH CAROLINA Greenville County ss:

I, Hubert E. Nolin, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Mary E. McCarter the wife of the within named Perry J. McCarter 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 13th day of December, 1977.
Hubert E. Nolin Seal
Notary Public for South Carolina—My commission expires Aug. 23, 1987
Mary E. McCarter

Space Below This Line Reserved for Lender and Recorder

DEC 14 1977 X 18071X

Perry J. McCarter and
Mary E. McCarter
to
Greer Federal Savings & Loan
Association, Greer, S. C.

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C., at 11:50 o'clock
A.M. Dec. 14, 1977
and recorded in Real Estate
Mortgage Book 1418
at page 545

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

RECORDED DEC 14 1977 At 11:50 A.M.

18071

\$ 18,400.00
Lots 1 & 2, Cor. Sptbg Rd. & Wiltshire
Ave.,

4328 RV.2