

entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as Lender may 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 obligations 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 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. 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 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:

A. Mann Quetton
Wayne J. McDavid
Joyce Broder
Valerie J. Smith

Michael A. Broder (Seal)
Michael A. Broder —Borrower
Jill I. Broder (Seal)
Jill I. Broder —Borrower

STATE OF SOUTH CAROLINA Greenville County ss:

Before me personally appeared the undersigned witness and made oath that (s)he saw the within named Borrower sign, seal, and as his act and deed, deliver the within written Mortgage; and that (s)he with the other witness witnessed the execution thereof. Sworn before me this 17 day of July, 1980.

A. Mann Quetton (Seal)
Notary Public for South Carolina—My commission expires 4/29/90
NEW YORK
STATE OF ~~SOUTH CAROLINA~~ SCHENECTADY County ss:

I, *William P. Bates*, a Notary Public, do hereby certify unto all whom it may concern that Mrs. *Jill I. Broder* the wife of the within named *Michael A. Broder* 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 17th day of July, 1980.

William P. Bates (Seal)
Notary Public for ~~South Carolina~~ New York—My commission expires 3/30/82
Jill I. Broder
Jill I. Broder

(Space Below This Line Reserved For Lender and Recorder)

STATE OF NEW YORK)
COUNTY OF SCHENECTADY)

Before me personally appeared the undersigned witness and made oath that (s)he saw the within named Jill I. Broder sign, seal and as her act and deed, deliver the within written mortgage and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of July, 1980.

William P. Bates (SEAL)
Notary Public for New York
My commission expires: 3/30/82
RECORDED JUL 18 1980 at 4:05 P.M.

Valerie J. Smith
Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 4:05 o'clock P.M. Jul. 18, 1980 and recorded in Real Estate Mortgage Book 1508 at page 130
R.M.C. for G. Co., S.C.

Lot 119 Dovetree Rd., Dove Tree \$50,000.00

LEATHERWOOD, WALKER, TROSB & MANN
1818
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1850
1851
1852
1853
1854
1855
1856
1857
1858
1859
1860
1861
1862
1863
1864
1865
1866
1867
1868
1869
1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900

1683

1683

14328