

entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which will be then due under this Mortgage... (b) Borrower cures all breaches... (c) Borrower pays all reasonable expenses... (d) Borrower takes such action as Lender may reasonably require...

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:

Susan R. Huskey
Susan R. Huskey

William B. James

LARRY G. SHAW BUILDER, INC.
BY: Larry G. Shaw President

(Seal)
-Borrower

STATE OF SOUTH CAROLINA

Greenville

County ss:

Before me personally appeared Susan R. Huskey and made oath that she saw the within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that she with William B. James witnessed the execution thereof.
Sworn before me this 23rd day of December, 1980

Notary Public for South Carolina—My commission expires 3-28-89
DOWER NOT NECESSARY - CORPORATE MORTGAGOR

STATE OF SOUTH CAROLINA,

County ss:

I, a Notary Public, do hereby certify unto all whom it may concern that Mrs. the wife of the within named 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 day of, 19

Notary Public for South Carolina—My commission expires

Space Below This Line Reserved For Lender and Recorder

RECORDED DEC 23 1980

at 11:59 A.M.

18557

WILLIAM B. JAMES, ATTORNEY

X185577

MORTGAGE

LARRY G. SHAW BUILDER, INC.

TO

GREER FEDERAL SAVINGS AND LOAN ASSOCIATION
Post Office Box 969
Greer, S.C. 29651

(2780)

Check to be made in full to order of

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

11:59 AM

Dec. 23, 1980

State

1528

311

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

\$18,000.00
Pt. Lot 5 Von Hollen Dr.

4328 RV-2