

shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

19. 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.

20. 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.

21. 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:

Bill B. Bozeman THE COFFEE STREET COMPANY  
BY: Haulin Beattie, Sr. (Seal)  
Haulin Beattie, General Partner/Borrower  
Jacqueline M. Farrell AND: THE DEATIE COMPANY, (Seal)  
BY: Haulin Beattie, Pres. Borrower  
Haulin Beattie, Sr. (Seal)

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Jacqueline M. Farrell and made oath that Bill B. Bozeman saw the within named Borrower sign, seal, and as its act and deed, deliver the within written Mortgage; and that Jacqueline M. Farrell with Bill B. Bozeman witnessed the execution thereof.

SWORN to before me this 1st day of April, 1983.

Bill B. Bozeman (Seal) Jacqueline M. Farrell  
Notary Public for South Carolina  
My Commission expires: 7-12-89

STATE OF SOUTH CAROLINA, \_\_\_\_\_ County ss:

I, \_\_\_\_\_, 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