

16. Assignments of Rents; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns all rents, issues and profits of the mortgaged premises from and after default hereunder and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may at chambers or otherwise, appoint a receiver of the mortgaged premises with full authority to take possession of and manage the mortgaged premises and to collect the rents, issues, and profits, including those pass 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.

17. Future Advances. This Mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee. Such future advances, readvances, renewals and extensions thereof that may be evidenced by the aforesaid note, or by other promissory notes, and all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, with interest thereon, shall be secured by this mortgage. 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 zero dollars.

18. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordation, if any.

19. Waiver of Homestead. Mortgagor hereby waives all right of homestead exemption in the Property.

WITNESS My hand and seal, this 30th day of Nov., 1984.

IN THE PRESENCE OF:

[Signature]
Betty C. Dennis

Charles H. Kelly

(SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA)
)
COUNTY OF)

PROBATE
(Individual)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the mortgagor's act and deed deliver the within instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me, this 30th day of November, 1984.

[Signature]

Betty C. Dennis (SEAL)
Notary Public for South Carolina
My Commission Expires: 9-21-92

STATE OF SOUTH CAROLINA)
)
COUNTY OF)

PROBATE
(Corporation)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officer(s), sign, seal and as the mortgagor's act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me, this _____ day of _____, 19_____.

(SEAL)
Notary Public for South Carolina
My Commission Expires: _____

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1328-17-21