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prior to 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 $..........

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:

PAID AND FULLY SATISFIED THIS 10 day of September 1984
SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF S. C. (Known as Carolina Federal Savings and Loan Association, Greenville) prior to merger dated November 22, 1982
By: [signature] Its Vice President Beder
By: [signature] Its Asst. Vice Pres. Ann L. Blackwell
Witness: [signature] Debbie Sims
8772

SEP 19 1984

Cancelled Donnie S. Tankersley RMC

FILED GREENVILLE CO. S.C. SEP 19 2 09 PM '84 DONNIE S. TANKERSLEY R.M.C.

GCTO ----3 SE19 84

[signature] (Seal)
Isaac H. Pennebaker —Borrower

[signature] (Seal)
Frances M. Pennebaker —Borrower

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Ruth Drake and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with I. Henry Philpot, Jr. witnessed the execution thereof.

Sworn before me this 14th day of August, 19 81

[signature] (Seal) Ruth Drake
Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County ss:

I, I. Henry Philpot, Jr., a Notary Public, do hereby certify unto all whom it may concern that Mrs. Frances M. Pennebaker the wife of the within named Isaac H. Pennebaker 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 Carolina Federal S. & L., 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 14th day of August 19 81

[signature] (Seal) [signature]
Notary Public for South Carolina Frances M. Pennebaker
My commission expires 11/21/90

(Space Below This Line Reserved For Lender and Recorder)

RECORDED AUG 14 1981 at 12:56 P.M.

Irvin Henry Philpot, Jr.
4435

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Isaac H. Pennebaker
Frances M. Pennebaker
13 Fernwood Dr.
Taylors, SC 29687
to
8772

Carolina Federal Savings and Loan Association

* * *

MORTGAGE OF REAL ESTATE

* * *

Filed for record in the Office of the R. M. C. for Greenville County, S.C., at 12:56 o'clock P. M. Aug. 14, 19 81 and recorded in Real - Estate Mortgage Book 1549 page 880

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

SATISFIED AND CANCELLED OF RECORD 19th DAY OF Sept. 1984
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:08 O'CLOCK P. M. NO. 8772

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$37,137.68
Lot 27 Fernwood Dr., Edwards Forest, Sec. 4