the Note and notes securing Future Altances, if any, but no necessity in accounted to Born were carestall breaches or any of a covenants or accounts of Bornwer contained in this Mortgage, or Bornwer pass all reasonable expenses incurred by Lender in embedding the evenants and accounts of Bornwer contained in this Mortgage and in or boxing Lender's remodes as provided in paragraph 18 here f, including, but not limited to, reasonable attency's teest and (d). Bornwer takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Bornwer's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Bornwer, 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 tents 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 hable 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 Mietgage, this Mietgage shall become null and wild, and Lender shall release this Mietgage without charge to Bierower. Bierower shall pay all costs of recordation, if any.
 - 23. Warven of Homestead. Bereiner bereby waives all right of h mestead exemption in the Property.

In Witness Whereof, Borrower has executed this Morigage. George M. Lynn (Seal) Signed, sealed and delivered in the prefence of Tlemung D. Lynn (Scal) Fleming . Lynn -Berrower GREENVILLE County ss: STATE OF SOUTH CAPOLINA Before me personally appeared the above witness and made oath that (8) he saw the their act and deed, deliver the within written Mortgage; and that within named Borrower sign, seal, and as the other subscribingheset nesscution thereof. April . 19 78 Sworn before me this GREENVILLE STATE OF SOUTH CAROLINA County ss: Fleming D. Lynn Peggy A. Lynn , a Notary Public, do hereby certify unto all whom it may concern that I Charles W. Spence Mrs. Jean S. Lynn and/the wife of the within named George M. Lynn and/ did this dayeach appear before me, and upoff before privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or lear 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 state, and also all her right and claim of Dower, of, in or to all and singular the premises Aithin mentioned and released. 28 iven under mechand and Seal, this Jean A Tynn Jean S. Lynn Programme -My commission expires 8-12-80 Peggy (Space Below This Line Reserved For Lender and Recorder) 3106**8** RECORDED APR 20 1978 At 2:03 P.M. Wanda P. M. Apr. 20, 19 78 and recorded in Real - Estate County, S. C., at .23.03 o'clock the R. M. C. for Greenville Filed for record in the Office of to Charles W. ₹31068× Loan Association MORTGAGE Federal Mortgage Book Deloise L \$15,000.00 Fleming George Greer 5.36 Tp.

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THE PARTY STATES