

proceeding... the Mortgage... the State of South Carolina... Lender's remedies... acceleration... 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...

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...

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...

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...

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:

Handwritten signatures of Brian Nixon and Ann Marie Nixon with printed names and "(Seal) Borrower" labels.

STATE OF SOUTH CAROLINA GREENVILLE County ss

Before me personally appeared the undersigned witness and made oath that (s)he saw the within named Borrower sign, seal and deliver the within written Mortgage; and that (s)he with the other witness witnessed the execution thereof.

Sworn before me this 12th day of January 1979. Handwritten signature of Notary Public for South Carolina.

My Commission Expires 11/19/79 STATE OF SOUTH CAROLINA GREENVILLE County ss

I, Myrle E. Johnson, Jr., a Notary Public, do hereby certify unto all whom it may concern that Mrs. Anne Marie Nixon, wife of the within named Brian Nixon, 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...

Given under my Hand and Seal, this 12th day of January 1979. Handwritten signature of Notary Public for South Carolina.

My Commission Expires 11/19/79

RECORDED JAN 12 1979 at 11:19 A.M.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BRIAN NIXON and ANNE MARIE NIXON To SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION MORTGAGE Filed this 12th day of January 1979 at 11:19 o'clock A.M. and Recorded in Book 1455 Page 17 R M C of GREENVILLE COUNTY, S. C. 27100000 Lot 359 Cliffwood Ct. "Sugar Creek"

6223 RV.23