[illegible] this Mortgage. [illegible] all reasonable expenses incurred by Lender [illegible] Mortgage and to enforce Lender's rights [illegible] reasonable attorney's fees, and (d) Borrower [illegible] this Mortgage. Lender's interest in the Property and Borrower's [illegible] this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower [illegible] this Mortgage [illegible] shall remain in full force and effect as if no acceleration had occurred.

20. Assignment of Rents; Appointment of Receiver. [illegible] Borrower hereby assigns to Lender the rents of the Property, provided that Borrower [illegible] 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. Lender 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 herein to protect the security of this Mortgage, exceed the original amount of the Note plus US$ [illegible]

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

John H. Chaney

Dale K. Bowman

BOBBY JOE JONES BUILDERS, INC.

BY: [illegible] .....(Seal)
President — Borrower

.....(Seal)
Borrower

STATE OF SOUTH CAROLINA Greenville COUNTY

Before me personally appeared the undersigned [illegible] he saw the within named Borrower [illegible] his act and deed deliver the Mortgage, and that he [illegible] with the other witness above [illegible]

Sworn to before me this 19th day January 1979

Dale K. Bowman [illegible]

Notary Public for South Carolina
My Comm. expires 2/7/79

STATE OF SOUTH CAROLINA COUNTY OF

Corporate Mortgagor

I, [illegible] do hereby certify that Mrs. [illegible] 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 [illegible] Successors and Assigns, all her interest and estate, and also her right of dower, of and in all and singular the premises within mentioned and released.

Given under my hand and seal this [illegible] day of [illegible], 19[illegible]

Notary Public for South Carolina

RECORDED JAN 19 1979 at 2:11 P.M. 21,220

21,220

2:11 P.M.
Jan. 19, 1979
Book 1455
620
R.M.C. Greenville Co., S.C.

4328 RV.2