[illegible]

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 $ 0.00

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 rights of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered
in the presence of:

James B. Jacobsen — Jacob D. Anderson ..... (Seal) Borrower

Patricia A. Barber — Louise M. Anderson ..... (Seal) Borrower

STATE OF SOUTH CAROLINA Greenville COUNTY

Before me personally appeared James B. Jacobsen and made oath that he saw the within named Borrower sign, seal, and as their act and deed deliver the within written Mortgage, and that he, with Patricia A. Barber witnessed the execution thereof.

Sworn to before me this 25 day of January, 1979.

James B. Jacobsen

STATE OF SOUTH CAROLINA Greenville COUNTY

I, Patricia A. Barber, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Louise M. Anderson, wife of Jacob D. Anderson, 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 Lender, its Successors and Assigns, all her interest and estate, and also her right of dower, of, in, and to all and singular the premises within mentioned and released.

Given under my hand and seal this 25 day of January, 1979.

Patricia A. Barber

RECORDED JAN 26 1979 at 10:46 A.M. 21764

RETURN TO CHAPPELL AND JACOBSEN ATTORNEYS AT LAW P.O. BOX 1084 GREENVILLE, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Jacob D. Anderson and Louise M. Anderson

To

South Carolina Bank Federal Savings and Loan Association P.O. Box 937 Greenville, S.C. 29602

MORTGAGE

Dated: 24th day of January, 1979
at 10:46 A.M.
and Recorded in Book 1455
Page 879

R.M.C. Greenville County, S.C.

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