

BOOK 78 1947

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price to entry of a judgment collecting 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 be free of redemption, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

24. The Renegotiable Rate Mortgage Rider attached hereto is hereby incorporated into this Mortgage.

In WITNESS WHEREOF, Borrower has executed this Mortgage and the Note and notes securing this Mortgage.

Signed, sealed and delivered in the presence of

[Signatures] (Seal) - Borrower
By *[Signature]* (Seal)
Virginia W. Mayfield
County ss: GREENVILLE

Borrower personally appeared Wilma A. Gosnell and made oath that she saw the within named Borrower sign and seal and as they act and deed, deliver the within written Mortgage; and that she, Wilma A. Gosnell, witnessed the execution thereof.

Witnessed the execution thereof on this 16th day of January, 1981.
[Signature] (Seal) Wilma A. Gosnell
Notary Public for South Carolina

DEC 28 1981

FILED
DEC 28 1981
STATE OF SOUTH CAROLINA
GREENVILLE

FILED
GREENVILLE S.C.
RECORDS
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SONNIE S. TANKERSLEY
R.H.C.

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THIS MORTGAGE is made this 16th day of January, 1981, between the Mortgagor, Fred I. Mayfield and Virginia V. Mayfield (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Fifty thousand six hundred fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January, 16, 1981 (herein "Note"), providing for monthly installments of principal and interest until June 1, 1986 (end of Initial Loan Term), with 5 Renewal Loan Terms, with adjustments in the interest rate, the initial interest rate being 10 1/2%. The final maturity day of this Mortgage is June 1, 1986.

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