prior to entry of a judgment enforcing this Mortgage if: (a) Borrover pays Lender all sums which would be then due under this Mortgage it has Note and notes countries for the Note and notes countrie 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 ferce and effect as if no acceleration had occurred.

20. Assignment of Reals; 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 staring that said notes are secured hereby. At no time shall the principal amount of the

In Witnes	ss Whereof, Borr	ower has execute	ed this Mortg	age.			
Signed, sealed a in the presence		<u>'</u>	/50	mald ke	lemph 10 thorn	loye	(Seal)
Olive	JB. Mo	us)	CA	MOLINE H	e deach ieacox lia	y Lloy	(Seal) Borrower
STATE OF SOUT	h Carolina,	Green	ville		County s	s:	
within named B she	personally appears for rower sign, seal,with. Randol e this4th Multiple seal, outh Carolina exp. 1/5/88	and as the ph. W. Hunder of the control of the cont	iract: terwitnes	and deed, del sed the exec er, 19.8!	liver the within ution thereof.).	she written Mortgag B. Dow	e; and that
STATE OF SOUT	h Carolina,	Greenvil	ļ <u>e</u>		County s	s:	
Mrs. Caroli appear before voluntarily and relinquish unto her interest and mentioned and Given und	der my Hand and	LOY the wife or ing privately are pulsion, dread or S.C. Fed all her right and seal, this	of the withing separately or fear of an legral S	named DOI examined to y person when L. Asso- ower, of, in the	naid Kemp by me, did dec nomsoever, ren clationits s or to all and si ay of Septe	Hoy.qd clare that she dounce, release a Successors and a ingular the prem mher	id this day loes freely, and forever Assigns, all nises within
My commis	ssion expire	(Space Below Thi		For Lender and	Recorder) ———	}****	
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Savings & Loan As

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Filed this

South Carolina

DONALD KEMP LLOYD HEACOX LLOYD

COUNTY OF

R. M. C. SKODSKXX

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