

Borrower provided for in this Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at

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prior to entry of a judgment enforcing 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, may advance to Borrower additional sums secured by this Mortgage. My commission expires 6/15/89

NY  
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RECORDED JUN 27 1980 at 4:05 P.M.

Handwritten notes: *W.R. Roberts*, *St. H. Highway 14*, *Laurensville S.C.*

RECORDED JUN 27 1980  
GREENVILLE S.C.  
MORTGAGE BOOK 1506 PAGE 303  
INDEXED  
REGISTERED  
RECORDED  
RMC POSTAGE PAID

Filed for record in the Office of  
Mike R. M. C. for Greenville  
County, S.C. at 4:05 o'clock  
P.M. Jun. 27, 1980  
and recorded in Real Estate  
Mortgage Book 1506  
at page 303  
*W.R. Roberts*  
R.M.C. for G. Co., S.C.

9939  
Satisfied  
30968  
PALMETTO  
SSL ASSN  
Vice President  
2 0020 81 1402  
\$ 10,000.00  
Tract US Hwy 14 Austin Tp

GREENVILLE CO. S. C.  
JUN 27 4 05 PM '80

MORTGAGE

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THIS MORTGAGE is made this 27th day of June 1980, between the Mortgagor, W. R. Roberts & Sarah I. Roberts (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand & no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2000.

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note with interest thereon, the

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