prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays I ender 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 5.

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and the World of the Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

Signed, sealed and delivered in the presence of JANES R. RICE, SR.  JANES R. RICE, JR.  Borrower State of South Carolina GREENVILLE  State of South Carolina GREENVILLE  Swin before me personally appeared Marian T. Skelton and made oath that she within named Borrower sign. seal, and as. their act and deed, deliver the within written Mortgage; and that she within the post of south Carolina Greenville Green to Swin before me that the state of Swin before me that Greenville  Swin before me to south Carolina Greenville  John W. Farnsworth a Notary Public do hereby certify unto all whom it may concern that Mrs. Catheline Rice the wife of the within named Angels. Read and deed are that she does freely, voluntarily and without any compulsion, dread or fair of any person whomever, renounce, release and forever relinquish unto the within mand. Interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Green and that the state of the sum of	In the proceed of JAMES R? RICE, SR.  JAMES R. RICE, JR.  Borrower  State of South Carolina. Greenville  Before me personally appeared. Marian T. Skelton. and made eath that. she saw the within named Borrower sign. seal, and as. their act and deed, deliver the within written Mortgage; and that she with. John W. Farnsworth, witnessed the execution thereof.  Sworn before one personally appeared. Seal)  Mrs. John W. Farnsworth scale of Seal Seal Marian T. Skelton and made eath that. she saw the within named Borrower sign. seal, and as with John W. Farnsworth witnessed the execution thereof.  Sworn before one has prizes: 1/16/83.  State of South Carolina. Greenville  John W. Farnsworth a Notary Public do hereby certify unto all whom it may concern that Mrs. Commission Expires: 1/16/83.  State of South Carolina. Greenville  John W. Farnsworth a Notary Public do hereby certify unto all whom it may concern that Mrs. Commission deed of sar of any person whomsever, renounce, release and forever relinquish unto the within named. Flacture Feeren States Faller, its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Greenville (Seal) Insulation of September 19.80.  Market its south carolina and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Greenville (Seal) Insulation of September 19.80.  Market its south carolina and all this Carolina of Dower of in or to all and singular the premises within mentioned and released.  Greenville (Seal) Insulation of September 19.80.  Market its south carolina and said the fight and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Greenville (Seal) Insulation of Dower of the state and singular the premises within mentioned and released.  Market its seal carolina and the state and seal of	In the presence of JAMES R RICE, SR.  JAMES R. RICE, JR.  JOHA S.  JOYCE HUGHES SHERIDAN  Sample HUGHES SHERIDAN  JOYCE HUGHES SHERIDAN  JOYCE HUGHES SHERIDAN  Sample Hughes Sheridan  JOYCE HUGHES SHERIDAN  JOYCE HUGHES SHERIDAN  Sample Hughes Sheridan  JOYCE HUGHES SHERIDAN		Is W	ITNESS WHEREO	F, Borrow	er has executed	this Mortgage.				
JAMES R. RICE, SR.  JAMES R. RICE, JR.  Bettoner    JAMES R. RICE, JR.   (Seal)	JAMES R. RICE, JR. —Borrower  State of South Carolina GREENVILLE	JAMES R. RICE, JR.  Between State of South Carolina. GREENVILLE  Before me personally appeared. Marian T. Skelton and made oath that she saw the within named Borrower sign. seal, and as. their act and deed, deliver the within written Mortgage; and that she with John W. Farnsworth, witnessed the execution thereof.  Sworn before not bis. 15 day of September 19.80  State of South Carolina. GREENVILLE  John W. Farnsworth a Notary Public, do hereby certify unto all whom it may concern that Mrs. Carllelle Rice the wife of the within named Angels. R. Rice, Se. 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 fair of any person whomspeer, renounce, release and forever relinquish unto the within named. In the latest Section of the Section of September. 19.80.  Commission Expires: 1/16/83  Grey upor my Hand and sold the right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Grey upor my Hand and sold, this. 18. day of September. 19.80.  My Commission Expires: 1/16/83  State for such cases  Not Commission Expires: 1/16/83		ned, sea	led and delivere		1	-/	A A	1/1	158	
STATE OF SOUTH CAROLINA. GREENVILLE	STATE OF SOUTH CAROLINA. GREENVILLE  Before me personally appeared. Marian T. Skelton and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with John W. Farnsworth witnessed the execution thereof.  Sworn before mothis 15 day of September 19.80/  MY Commission Expires: 1/16/83.  STATE OF SOUTH CAROLINA. GREENVILLE County ss:  John W. Farnsworth a Notary Public, do hereby certify unto all whom it may concern that Mrs. Grillenie Rice, the wife of the within named farmes R. Rice, Sk.: 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 foar of any person whomsover, renounce, release and forever relinquish unto the within named. Filedity Ferent Samps and the Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Green up and the samp seal this commission expires: 1/16/83  [Space Bean trial the Reserved for Lender and Recorder)  TOPO 4.7 1006. At 8.31 A.M.  Space Bean trial the Reserved for Lender and Recorder)	STATE OF SOUTH CAROLINA. GREENVILLE  Before me personally appeared Marian T. Skelton and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with John W. Farnsworth, witnessed the execution thereof.  Sworn before nothins 15 day of September 19.80/  Sworn before nothins 15 day of September 19.80/  State of South Carolina GREENVILLE  John W. Farnsworth a Notary Public, do hereby certify unto all whom it may concern that Mrs. Carliffelie Lee, the wife of the within named James R. Rice, Sk.: 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 foar of any person whomsever, renounce, release and forever relinquish unto the within named. Flacury Faces of any person whomsever, renounce, release and forever relinquish unto the within named. Flacury Faces Sworth Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Green up the foreign with the premises within mentioned and released.  Green up the foreign within the premises within mentioned and released.  Green up the foreign within the premises of the leader and Recorder)  Scall Marian Carlina C	( //	J.	w W.	Jar	usarolf - 11:	JAMES JAMES	tarre	2. Ku	- M	
Before me personally appeared Marian T. Skelton and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with John W. Farnsworth witnessed the execution thereof.  Sworn before michis 15 day of September 19.80  Sworn before michis 15 day of September 19.80  State of South Carolina GREENVILLE County ss:  1. John W. Farnsworth a Notary Public do hereby certify unto all whom it may concern that Mrs. Carle of the wife of the within named Tones R. Rice S.R. 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 whomsever, renounce, release and forever relinquish unto the within named. Fine Life County S. Life Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Once your right and any sal, this day of September 19.80.  Account of the within Account of September 19.80.	Before me personally appeared Marian T. Skelton and made oath that she within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with John W. Farnsworth witnessed the execution thereof.  Swan before nothis 15 day of September 19.80  Swan before nothis 15 day of September 19.80  State of South Carolina GREENVILLE County ss:  John W. Farnsworth a Notary Public, do hereby certify unto all whom it may concern that Mrs. Catherine Rice the wife of the within named Taries R. Rice Sel. 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 foar of any person whomsever, renounce, release and forever relinquish unto the within named. Interview Salary Salary Salary its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Green and assigns are seen that the Reserved For Lerder and Recorder)  September 19.80.  September 19.80.  September 19.80.	Before me personally appeared Marian T. Skelton and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with John W. Farnsworth witnessed the execution thereof.  Sworn before me this 15 day of September 19.80.  State of South Carolina GREENVILLE County ss:  John W. Farnsworth a Notary Public, do hereby certify unto all whom it may concern that Mrs. Attlebule Pice, the wife of the within named Targes R. Pice, Se. 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 foar of any person whomsever, renounce, release and forever relinquish unto the within named. Interview and state, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Given upper my Hand and val. this the Reserved For terger and Recorder)  [State Beson this Live Reserved For terger and Recorder)  [State Beson this Live Reserved For terger and Recorder)  [State Beson this Live Reserved For terger and Recorder)  [State Beson this Live Reserved For terger and Recorder)  [State Beson this Live Reserved For terger and Recorder)		M	sua-	7:0	Sellon	JOYCE JOYCE				` '
Sworn before mythis. 15 day of September 19.80  North Commission Expires: 1/16/83.  State of South Carolina GREENVILLE County ss:  John W. Farnsworth a Notary Public do hereby certify unto all whom it may concern that Mrs. Catherine Rice. the wife of the within named Races R. Rice. Sk.: 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 whomsever, renounce, release and forever relinquish unto the within named. FIRELITY Ferrent Salving Salving its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Given under my Hand and scal, this day of September. 19.80.  Man Catherine Rice.	Sworn before northis. 15	Sworn before mothis. 15. day of September 19.80/  State of South Carolina My Commission Expires: 1/16/83.  State of South Carolina GREENVILLE County ss:  John W. Farnsworth a Notary Public do hereby certify unto all whom it may concern that Mrs. Attlefule Rice the wife of the within named Antes Rice Rice Red 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 whomsever, renounce, release and forever relinquish unto the within named. Interest Sadings and the interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.  Green unter my Hand and that this the Reserved for terder and Recorder)  (Seal) Interest and September 19.80.  (Seal) Interest and September 19.80.  (Seal) Interest and September 19.80.								•		
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SET 1 OLINA	STATE OF SOUTH CAROLIN COUNTY OF CREENVILL STATE OF SOUTH CAROLIN COUNTY OF CREENVILL JAMES R. RICE, SR., J. R. RICE, JR., AND JOY HUGHES SHERIDAN TO TO TO TO FIDELITY FEDERAL SAVI AND LOAN ASSOCIATION 101 E. Washington Str P.O. Box 1268 Greenville, S. C. 29 th-R. M. C. for Greenwilk County, S. C., at 8:31 Active TO. Box 1268 Greenville, S. C. 29 mid recert to the Neal - Estat Morrange Frace 13-16 at page 24-6  E.M.C. for G. Co., S. C R.M.C. for G. Co., S. C  R.M.C. for G. Co., S. C	PERILL SOF	SEr 1 7 1980  Y  OLINA  OLINA	pear be luntarily linquish r interesentioned Criver	fore me, and use and without as unto the within at and estate, and and released.  The south Carolina mission Experies SEP	pon being ny comput named. I dalso all less por septimes 17 1980	privately and Ision, dread or FIDELITY And Ision, dread or her right and of the state of the sta	separately example for of any perfect of any perfect of the same of Dower.  (Seal) (Se	mined by a ground whom when the series and series are series and series are series and series and series and series are series and series and series and series are series and series and series are series and series are series and series and series are series and series and series are series and series are series and series and series are series and series and series are series are series are series and s	Septe	punce, release and for uccessors and Assigngular the premises	orever os, all within