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

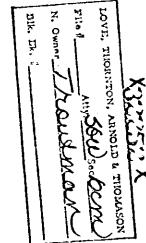
abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

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 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 \$..... none.

e in the first and the More	ment of all sums secured by the gage without charge to Borrowe ad. Borrower hereby waives all	er. Borrower snau day air i	COSIS Of Lecolnation, it	any.
In Witness Whereof	, Borrower has executed this l	Mortgage.		
Signed, sealed and delivered	ı			
in the presence of: . A. Anay Wola	Lanus.	Robert David	I Snoutman. Troutman	(Seal) —Borrower
Botty C. C.	rennes			(Seal) —Borrower
•	Green			
within named Borrower signshe with Carolina My Commission Exercises State of South Carolina RENUNC I. Mrs. appear before me, and up voluntarily and without an relinquish unto the within her interest and estate, an mentioned and released. Given under my Harrower with the signshe without and released.	appeared. Betty C. Min, seal, and as his Gray Walsh Gray Walsh Gray Walsh Gray Walsh Gray Walsh Gray Walsh May (Seater of the wife of the pon being privately and sepany compulsion, dread or fear named. d also all her right and claimed and Seal, this	of Dower, of, in or to	County ss: MORTGAGOR NOT unto all whom it may did declare that sh ever, renounce, releas , its Successors ar all and singular the p	MARRIED y concern that did this day e does freely, se and forever did Assigns, all remises within, 19
Notary Public for South Carolina	(Se:	al)		
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Recor	rded May 31, 1983 at 4	::28 P.M.	32252	pile # N. Owner
\$48 925 00	R.M.C	the R. M. C. Coty, S. C., P. M. Mayand recorded Mortgage Book at page		FILE OF THORNTON, ARNOLD SHIP OF THE ACTION

Unit 309 Ph. II Summerwoods



C. for G. Co., S. G

C. for Greenville, at 4:28 o'clack d in the Office of k 1609 in Real -19...83 Estate