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

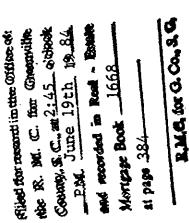
abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

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 Mortgage, exceed the original amount of the Note plus US \$	ll and void, and if any.
In WITNESS WHEREOF, Borrower has executed this Mortgage.	
Signed, sealed and delivered in the presence of:	
pr Donnis Chambulain H. Mton Janier, &	(Seal) —Borrower
Sawis C Barker Barbara O. Lanier Barbara O. Lanier	(Seal)Borrower
STATE OF SOUTH CAROLINA, Greenville	
Before me personally appeared Lewis C. Barker and made oath that he within named Borrower sign, seal, and as their act and deed, deliver the within written M. she with W. Dennis Chamberlain witnessed the execution thereof.  Sworn before me this 19th day of June 1984.  Notary Public for South Carolina (Seal)	ortgage; and that
STATE OF SOUTH CAROLINA, Greenville	
I, W. Dennis Chamberlain, a Notary Public, do hereby certify unto all whom it Mrs. Barbara.O. Ianier the wife of the within named. H. Alton Ianier appear before me, and upon being privately and separately examined by me, did declare that voluntarily and without any compulsion, dread or fear of any person whomsoever, renounce, re relinquish unto the within named. American Federal Bank. F.S.B, its Successors her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the	did this day she does freely, lease and forever and Assigns, all
	, 19.84.
W. Denn Chambu (Seal) Barbara O. Lanier  Notary Public for South Carolina Barbara O. Lanier	<u>e</u> U
Recorded June 19,1984 at 2;45 P/M	H
> Recorded June 13,1304 de 23,13 17.	Ph. 1
AOOSA K. C. from Committee of the C. from Comm	,900.00 106 Briarwood Dr. Ly Tree Plantation, P . II
	80 7 H

JUN 19 1984



\$79, Lot Holl Sec.