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 \$....

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and

Lender shall release this Mortgage without charge to Borrower. Bor 23. Waiver of Homestead. Borrower hereby waives all right	frower shall pay all costs of recordation, if an of homestead exemption in the Property.	ıy.
IN WITNESS WHEREOF, Borrower has executed this Mortga	age.	
Signed, scaled and delivered in the presence of:	Kondal	
(multiwbouer) X	Ray Mc Claskon	(Seal)
Londo (1 Gray)	Debouah McCroskey	Scal) —Borrower
STATE OF SOUTH CAROLINA, Greenville	County ss:	
Before me personally appeared Annette W. Bowe within named Borrower sign, seal, and as her act a she with Ronda C. Loftis witness Sworn before me this 24th day of May (Seal)	and deed, deliver the within written Mortga sed the execution thereof.	ige; and that
Sept. 22, 1037 State of South Carolina, Greenville	County ss:	
I, Betty C. Trammell, a Notary Public Mrs. Deborah McCroskey, the wife of the within appear before me, and upon being privately and separately voluntarily and without any compulsion, dread or fear of ar relinquish unto the within named American Federal Barber interest and estate, and also all her right and claim of Deboration.	n named. Kendall Ray McCroskey. y examined by me, did declare that she ny person whomsoever, renounce, release nk, FSB, its Successors and	did this day does freely, and forever Assigns, all
mentioned and released.  Given under my Handland Scal, this twenty four		19.84
Notary Public for South Carolina Ray Commission Expires		
Sept. 22, 108 pace Below This Line Reserved	For Lender and Recorder)	
<del>Z</del>		<b>.</b>
	Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 9:30 o'clock A/M, June 29, 1984 Mortgage Bank 1669 at page 905	Dr. "Richmond
POCUMENTAL TO L. 7.2 CO.	Filed for record the R. M. C. County, S. C., a A. M. June and recorded in Mortgage Book at page R.M.C.	,643.00

POR S S NAME