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

- 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. Borrower shall pay all costs of recordation, if any.
 - 23. WAIVER OF HOMESTEAD. Borrower hereby waives all right of homestead exemption in the Property.

In WITNESS WHEREOF, BORROWER has executed this Mortgage.

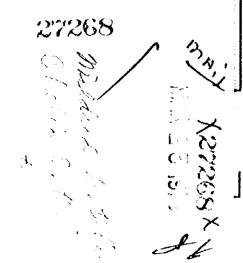
Signed, sealed and delivered	
in the presence of:	
Jan Kulberg	X Michael D. Whitato (Seal)
Edo C'Esll	X Michael D. Whitaker (Seal) X Shelia S. Whitaker (Seal)
	-Borrower
State of South Carolina Greenville	County ss:
Before me personally appeared J. Eric Kine	dberg and made oath that he saw the
within named Borrower sign, scal, and as his	act and deed, deliver the within written Mortgage; and that
J. Eric Kindberg with Eda C. Wa Sworn before me this 22nd day of March	
Swom before the thisay or	
Eda C. Espl (Seal)	fre hindherg
Seal) Notary Public for South Carolina—My commission expires Sel	ptember 5 1988
State of South Carolina, Greenville	County ss:
Mrs. Shelia S. Whitaker the wife of the wappear before me, and upon being privately and sepa voluntarily and without any compulsion, dread or fear relinquish unto the within named GREER FEDERAL and Assigns, all her interest and estate, and also all her premises within mentioned and released. Given under my hand and Seal, this 22nd	y Public, do hereby certify unto all whom it may concern that within named Michael D. Whitaker did this day rately examined by me, did declare that she does freely, of any person whomsoever, renounce, release and forever SAVINGS AND LOAN ASSOCIATION, its Successors right and claim of Dower, of, in or to all and singular the day of March 19.79
Eda C-Coll (Seal) Notary Public for South Carolina—My commission expires Se	Shelia 5. Whotaker ptember 5, 1988
	served For Lender and Recorder)
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RECORDED MAR 2 3 1979	at 2:45 P.M.
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\$ 36,000.00

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Filed for record in the Office of the R. M. C. for Greenville County, S. C., 22:45... o'clock P. M. Mar...23, 19 79 and recorded in Real - Estate Mortgage Book 1460 at page 614

R.M.C. for G. Co., S. C.



C'VO OCCA