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\$.....\D2.

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

23. Walver of Moniestead. Bostower neicoy waives an right of nomestead exemption in the Property.	
IN WITNESS WHEREOF, Borrower has executed this Mortgage.	
Signed, sealed and delivered	
in the presence of:	
	$\mathcal{L}$
	$P_{\cdot} / l_{\cdot}$
Andrette & Live	(Seal)
ANNETTE K. BERRY	HERRINGBorrower
	11 11
Davis Manyson Marin	N. Klining (Seal)
DORIS THOMPSON SHARON H	HERRING —Borrower
TEXAS	•
STATE OF SOUTH CAROLINA,	.County ss:
CHARC	N H HERRING
Before me personally appeared JAMES P. HERRING and wife made	oath that(\$)saw the
within hamed Borrower sign, seal, and as their act and deed, deliver to the with Annette K. Berry & Doris in execution	he within written Mortgage; and that
(s) with Annette K. Berry & Dor's illicities of the execution	thereof.
Sworn before me this: 20thday ofApril, 19.7.9.	. 1 1
MARJORIE BROOKS	with I Doch his
Geal) (Seal)	menc. A. 48 livery
Notary Public to South General Texas, Nueces County, Texas	ANNETTE K. BERRY
My Commission Expires: 6-30-80	County ss:
STATE OF SSUMPENDENA,	:County ss:
ALAD YOR F PROCES	A III al a di anno a como Alica
I,, a Notary Public, do hereby certify Mrs. Sharon H. Herring, the wife of the within named	y unto all whom it may concern that
appear before me, and upon being privately and separately examined by me	e, did declare that she does neerly,
voluntarily and without any compulsion, dread or fear of any person whomso relinquish unto the within named. Fidelity Federal	ite 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.	an and singular the premises within
Given under my Hand and Seal, this 20thday of.	April 1979
0 MARIANE DEPARE	1/ 1/
WEJORIE BROOKS (Seal)	ron & Herring
Notary Public to Sharoway Texas . Nueces County. SHARON H.	HERRING /
My Commission Expires: 6-30-80 Texas (Space Below This Line Reserved For Lender and Record	
RECORDED APR 23 1979 at 2:47 P.M.	30863
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