prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays I ender all sums which would be then disc under this Mortgage, the Note and notes securing Future Advances, if any, had no acceleration occurred; thi Borrower cores all breaches of any other covenants or agreements of Borrower contained in this Mortgage; ter 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 rotes 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 USS.

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.

IN WITNESS WHEREOF, Borrower has executed this Mortgage. Signed, sealed and delivered in the presence of: County St.
In the presence of: Company Com
Thomas G. Havley Rotter Borrower State of South Carolina, GREENVILLE County ss: Before me personally appeared. Ruth Utake. and made oath that she saw the within named Borrower sign, seal, and as bis act and deed, deliver the within written Mortgage; and that she with W.Clark Gaston, Jr. witnessed the execution thereof. Sworn before me this. 25th day of May 19.79 W. Commission expires 9/29/81 MORTGAGOR IS DIVORCED
STATE OF SOUTH CAROLINA, GREENVILLE County ss: Before me personally appeared Ruth Drake and made oath that she saw the within named Borrower sign, seal, and as bis act and deed, deliver the within written Mortgage; and that she with W.Clark Gaston, Jr. witnessed the execution thereof. Sworn before me this 25th day of Nay 19.79. Notary Public for South Carolina (Seal) MORTGAGOR IS DIVORCED
STATE OF SOUTH CAROLINA, GREENVILLE County ss: Before me personally appeared. Ruth Drake and made oath that she saw the within named Borrower sign, seal, and as bis act and deed, deliver the within written Mortgage; and that she with W. Glark Gaston, Jr. witnessed the execution thereof. Sworn before me this 25th day of Nay 19.79 Notary Public for South Carolina My commission expires 9/29/81 MORTGAGOR IS DIVORCED
Before me personally appeared. Ruth brake
within named Borrower sign, seal, and as bis act and deed, deliver the within written Mortgage; and that she with W.Clark Gaston, Jr. witnessed the execution thereof. Sworn before me this 25th day of Nay 19.79 Notary Public for South Carolina My commission expires 9/29/81 MORTGAGOR IS DIVORCED
within named Borrower sign, seal, and as
Notary Fublic for South Carolina Not commission expires 9/29/81 MORTGAGOR IS DIVORCED
My commission expires 9/29/81 MORTGAGOR IS DIVORCED
My commission expires 9/29/81 MORTGAGOR IS DIVORCED
STATE OF SOUTH CAROLINA,
I, , a Notary Public, do hereby certify unto all whom it may concern that Mrs the wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the within named , its 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. Given under my Hand and Seal, this
(Seal)
Notary Public for South Carolina
Re-RECORDED JUL 2 0 1979 Re-CORDED MAY 2 5 1979
0.000
at 10:45 A.M. 2262 at 2:59 P.M. 34771
S S S S S S S S S S S S S S S S S S S
1. Savirr 1. Savirr 1. Savirr 1. Savirr 1. Savirr 1. Savirr 1. ESTA7 1. 1979 1979 1979 1979 1979 1979 1979
NG, BLACK & GA NG, BLACK & GA SUM, BLACK & GA TATE OF SOUTH CAROLINA TATE OF SOUTH CAROLINA TATE OF SOUTH CAROLINA TATE OF SOUTH CAROLINA TOTALE OF SOUTH CAROLINA TOTALE OF REAL ESTATH TORTCAGE OF REAL ESTATH THE SOUTH, S. C. 296 THE SUM C. for Greenville County, S. C., at 2:59, cylock P.M. C. for Greenville County, S. C., at 2:59, cylock P.M. C. for Greenville Morrgage Book M
or C. A. 3. S.
TATE OF SOUTH OUNTY OF CREEN TATE OF SOUTH OUNTY OF CREEN TO BOX 1268 Treenville, S. To May 25 and recorded in the Morgage lank Morga
CAGO CAGO CAGO CAGO CAGO CAGO CAGO CAGO
COUNTY OF GENTLE STATE FIGGILLY FEGERAL ESTATE FIGGILLY FEGERAL ESTATE FIGGILLY FEGERAL ESTATE FIED for record in the Office of the R. M. C. for Greenville County, S. C., at 2:59, o'clock P.O. Box 1268 Greenville, S. C. 2960 and recorded in Real - Estate Morgange Book R.M.C. for G. Co., S. C.