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 $ 30,750.00 .....

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:

Susan H. Younges

Sherwood Court Apartments, A General Partnership:

Fletcher G. Shives (Seal) —Borrower

A. Courtney Shives, Jr. (Seal) —Borrower

STATE OF ~~SOUTH CAROLINA~~ Washington WHITMAN County ss:

Before me personally appeared Susan H. Younges and made oath that she saw the within named Borrower sign, seal, and as his act and deed, deliver the within written Mortgage; and that she with Ralph A. Younges, Jr. witnessed the execution thereof.

Sworn before me this 28th day of August, 19.80.

Linda M. Johnson (Seal) Susan H. Younges

Notary Public for ~~South Carolina~~ Washington

My Commission Expires 8/3/83

RENUNCIATION OF DOWER

STATE OF ~~SOUTH CAROLINA~~ Washington WHITMAN County ss:

I, Linda M. Johnson, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Susan H. Shives the wife of the within named Fletcher G. Shives 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 South Carolina Fed. S&L Assn., 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 28th day of August, 19.80.

Linda M. Johnson (Seal) Susan M. Shives

Notary Public for ~~South Carolina~~ Washington

My Commission Expires 8/3/83

(Space Below This Line Reserved For Lender and Recorder)

6391

RECORDED AUG 29 1980 at 12:47 P.M.

AUG 29

6391 FANT & FANT, ATTYS.

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

Sherwood Court Apartments, A General Partnership
A. Courtney Shives, Jr. &
Fletcher G. Shives

To

South Carolina Federal Savings & Loan Association

MORTGAGE

Filed this 29th day of August, A. D. 1980, at 12:47 o'clock P. M., and Recorded in Book 1513 Page 462 Fee, $

R. M. C. ~~Office~~ Greenville County, S. C.

$30,000.00

Lot 14 Sherwood St

4328 RV-2