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. Borrower shall pay all costs of recordation, if any.

Signed, scaled and delivered in the presence of: Comparison Compa					nt of homestead exemption	on in the Property.	
STATE OF SOUTH CAROLINA. Spartanburg, County ss: Before me personally appeared. Cheryl, R. Wallage, and made oath that she saw the within named Borrower sign, seal, and as. the LY. act and deed, deliver the within written Mortgage; and that she with she say, O, Gross, JT. witnessed the execution thereof. Sworn before me this she say, O, Gross, JT. witnessed the execution thereof. Sworn before me this she she she she she she she she she sh				cetted this more	P., P.	//	
Before me personally appeared. Cheryl R. Wallace and made oath that she saw the within named Borrower sign, scal, and as their act and deed deliver the within written Mortgage; and that she with Baety 0, 6ross, Jr. witnessed the execution thereof. Sworm before me this day of fazility 19 8%. State of South Carolina Spartanburg. County ss: I. Baety O. Gross, Jr. a Notary Public do hereby certify unto all whom it may concern that Mrs. Carol A. Timanus. the wife of the within named. Edwin. Clay. Timanus, II 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 Woodruff Federal Savings and Loan Association, 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. Seconded JAN 30 1884 at 12:35 P/M							
Before me personally appeared. Cheryl R. Wallace and made oath that she as the within named Borrower sign, scal, and as their act and deed, deliver the within written Mortgage; and that she with Baety 0, 6ross, Jr. witnessed the execution thereof. Sworm before me this day of farming privately and search of the within named. Edvin Cheryl R. Wallace My Commission expires: I. Baety O. Gross, Jr. a Notary Public do hereby certify unto all whom it may concern that Mrs. Carol A. Tinanus. the wife of the within named. Edvin Clay. Tinanus, II (did this day appear before me, and upon being privately and separately examined by me, did declar 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 Woodruff Federal Savings and Loan Association, 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. SECORDED JAN 30 1984 at 12:35 P/M. RECORDED JAN 30 1984 at 12:35 P/M. Secondary Public Ar South Carolines My Commission expires: RECORDED JAN 30 1984 at 12:35 P/M.	Oki	wift Tall	, cc		dur Clay Timanus	; 111 — 60	•
Before me personally appeared. Cheryl R. Wallace. and made oath that. She saw the within named Borrower sign, seal, and as. their act and deed. deliver the within written Mortgage; and that she with Baety O. Gross, Jr. witnessed the execution thereof. Sworn before me this day of Admitty 1984. Notary Public for South Carolina My Commission expires: 1 - 8 - 3 State of South Carolina Spartanburg, County ss: I. Baety O. Gross, Jr. a Notary Public, do hereby certify unto all whom it may concern that Mrs. Carol A. Timanus. the wife of the within named. Edwin. Clay Timanus, III 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 Woodruff Federal Savings and Loan Association, 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 day appear both of the control of the cont	. Po	D. O. M.	eon)		Carol A. Timanus		•
within named Borrower sign, scal, and as. 1981	4						
My Commission expires: ___________________	within n sh	named Borrower si	gn, scal, and as Baety O. Gross	theiract	and deed, deliver the wi ssed the execution there	ithin written Mortgage; and cof.	v the I that
III. Sancty O. Gross, Jr	Notary Pul My Cor	ablic for buth Carolina mmission expires:	1-18-93	(Seal)	Cheryl R. Wallac	ce	•••
Mrs. Carol A. Timanus				unty ss:			
TE OF SOUTH CAROLINA INTY OF GREENVILLE Edwin Clay Timanus, III and Carol A. Timanus, III Carol A. Timanus LOAN ASSOCIATION LOAN ASSOCIATION LOAN ASSOCIATION AND Carol A. Timanus TO COARD ASSOCIATION AND COARD ASSOCIATION TO Mesne Conveyance Greenville Greenville County S8,000.00 TO TO TO TO TO TO TO TO TO	Mrs C appear voluntar relinqui her inte mention	Carol. A. Timar before me, and urily and without a ish unto the withing rest and estate, and released.	nus the wipon being privateling compulsion, drong named Woodruff and also all her right	ife of the withing and separately and separately and or fear of an Federal Savings at and claim of D	n namedEdwin. Glay examined by me, did ny person whomsoever, and Loan Association, lower, of, in or to all ar	declare that she does fre renounce, release and for its Successors and Assign the singular the premises were series.	cely, rever is, all vithin
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