NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence, all of which shall be additional sums secured by this Security Instrument.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or 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 attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, this Security Instrument shall become null and void. Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Waivers. Borrower waives all rights of homestead exemption in the Property. Borrower waives the right to assert any statute providing appraisal rights which may reduce any deficiency judgment obtained by Lender against Borrower in the event of foreclosure under this Security Instrument.

23. Future Advances. The lien of this Security Instrument shall secure the existing indebtedness under the Note and any future advances made under this Security Instrument up to one hundred fifty percent (150%) of the original principal amount of the Note plus interest thereon, attorneys' fees and court costs.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

☐ Adjustable Rate Rider ☐ Condominium Rider ☐ 2-4 Family Rider
☒ Graduated Payment Rider ☐ Planned Unit Development Rider
☐ Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Jenilyn H. Soule — Reginald C. Harvey (Seal) —Borrower
REGINALD C. HARVEY

J. Gunter — Carol C. Harvey (Seal) —Borrower
CAROL C. HARVEY

[Space Below This Line For Acknowledgment]

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before the above witness who being duly sworn deposes and says that (s)he saw the within named Reginald C. Harvey and Carol C. Harvey sign, seal and as their act and deed, deliver the within written Mortgage and that (s)he with the other witness, witnessed the execution thereof.

SWORN to before me this
31st day of October, 1984

J. Gunter

Jenilyn H. Soule (L.S.)
Notary Public for South Carolina

My Commission expires: 9/6/93

RECORDED NOV 1 1984 at 11:51 A/M 13323

RE-RECORDED NOV 21 1984 at 12:46 P/M 15527

Filed for record in the Office of the R. M. C. for Greenville County, S. C. at 11:51 o'clock A/M. Nov. 1, 1984 and recorded in Real - Estate Mortgage Book 1687 at page 940

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

Filed for record in the Office of the R. M. C. for Greenville County, S. C. at 12:46 o'clock P/M. Nov. 21, 1984 and recorded in Real - Estate Mortgage Book 1690 at page 386

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

Re-Record

NOV 1 1984 at 13323 & 15527
JOHN M. DILLARD, P.A.
ATTORNEY AT LAW
GREENVILLE, S.C. 29601

$110,600.00
Lot 12 Walden Way
Walden Pond