prior to entry of a judgment enforcing this Mortgage if, to Borrower pays Lender all sums which would be then due under this Mortgage, the Note and notes securing Future Advances, it any, had no acceleration occurred, the 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 5... None

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.

STATE OF SOUTH CAROLINA. Greenville Greenville County ss: Before me personally appeared Within named Borrower sign, seal, and as their the within named Borrower sign, seal, and as their within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that the with George N. Funderburk witnessed the execution thereof. Sworny fore me this 18th day of April 19.84. Notary Public for South Carolina My Commission expires: //25/90 STATE OF SOUTH CAROLINA. Greenville County ss: George N. Funderburk a Notary Public, do hereby certify unto all whom it may concern that Mrs. Geraldine A. Thrift the wife of the within named James A. Thrift 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. All lance Mortgage Company 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	Signed, sealed and delivered				
STATE OF SOUTH CAROLINA. Greenville County ss: Before me personally appeared their act and deed, deliver the within written Mortgage; and that the with George N. Funderburk witnessed the execution thereof. Sworn fore me this 18th day of April 19.84 Notary Public for South Carolina My Commission expires: ///25/99 STATE OF SOUTH CAROLINA. Greenville County ss: Ceorge N. Funderburk a Notary Public do hereby certify unto all whom it may concern that Mrs. Geraldine A. Thrift the wife of the within named James A. Thrift, 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 freed or fear of any person whomsoever, renounce, release and forever relinquish unto the within named. All lance Mortgage Company 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. Green under my Hami and Scal, this 18th day of April 19.84 Most public for South Carolina (Scal) Geraldine A. Thrift Geraldine A. Thrift Grean under my Hami and Scal, this 18th day of April 19.84 Most public for South Carolina (Scal) Geraldine A. Thrift My Commission expires: ///25/90	in the presence of:			,	
STATE OF SOUTH CAROLINA. Greenville County ss: Before me personally appeared their act and deed, deliver the within written Mortgage; and that the with George N. Funderburk witnessed the execution thereof. Sworn fore me this 18th day of April 19.84 Notary Public for South Carolina My Commission expires: ///25/99 STATE OF SOUTH CAROLINA. Greenville County ss: Ceorge N. Funderburk a Notary Public do hereby certify unto all whom it may concern that Mrs. Geraldine A. Thrift the wife of the within named James A. Thrift, 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 freed or fear of any person whomsoever, renounce, release and forever relinquish unto the within named. All lance Mortgage Company 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. Green under my Hami and Scal, this 18th day of April 19.84 Most public for South Carolina (Scal) Geraldine A. Thrift Geraldine A. Thrift Grean under my Hami and Scal, this 18th day of April 19.84 Most public for South Carolina (Scal) Geraldine A. Thrift My Commission expires: ///25/90	Shorge N. funder	buk	James A. T	hritt this	/(Seal) —Borrower
Before me personally appeared their act and deed, deliver the within written Mortgage; and that within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that with George N. Funderburk witnessed the execution thereof. Sworn refore me this 18th day of April 19.84. Notary Public for South Carolina My Commission expires: //25/99 STATE OF SOUTH CAROLINA. Greenville County ss: George N. Funderburk a Notary Public do hereby certify unto all whom it may concern that Mrs. Geraldine A. Thrift the wife of the within named James A. Thrift 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 and released. Mortgage Company 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. Green under my Hand and Seal, this 18th day of April 19.84 Solatory Public for South Carolinas (Seal) (Seal) Geraldine A. Thrift	Dern R. Col		Geraldi	ne C. Shrif	/ (Seal)
within named Borrower sign, seal, and as the last and deed, deliver the within written Mortgage; and that he with George N. Funderburk witnessed the execution thereof. Swornbefore me this 18th day of April 19.84. Notary Public for South Carolina My Commission expires: //2 // George N. Funderburk a Notary Public, do hereby certify unto all whom it may concern that Mrs. Geraldine A. Thrift the write of the within named James A. Thrift 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. Alliance Mortgage Company 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 18th day of April 19.84. Motary Public tor South Carolina (Seal) Geraldine A. Thrift (Seal)	STATE OF SOUTH CAROLINA				
Sworn before me this 18th day of April 19.84 Notary Public for South Carolina My Commission expires: //25/90 STATE OF SOUTH CAROLINA. Greenville County ss: George N. Funderburk a Notary Public do hereby certify unto all whom it may concern that the wife of the within named James A. Thrift 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. Alliance Mortgage Company 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 18th day of April 19.84 Woodary Public for South Carolina (Seal) Geraldine A. Thrift Geraldine A. Thrift	Before me personally appeared within named Borrower sign, seal, a she with George N	their funderburk	act and deed, deliver	e oath thatshe the within written M	saw the fortgage; and that
My Commission expires: //2 S/GO STATE OF SOUTH CAROLINA. Greenville	Sworn before me this 18th Lard M. Junder	day of April (Sea	19.84	R Col	<u>Q</u>
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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. All lance Mortgage Company 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 labely (Seal) Rotary Public for South Carolina (Seal) Geraldine A. Thrift Geraldine A. Thrift	STATE OF SOUTH CAROLINA	Freenville		County ss:	
Given under my Hand and Scal, this day of April 19 04 Notary Public for South Carolina Ty Commission expires: 11/2 5/90 Geraldine A. Thrift	appear before me, and upon being voluntarily and without any compu- relinquish unto the within named her interest and estate, and also all	g privately and separalsion dread or fear Alliance Mortg	rately examined by n of any person whoms age Company	ne, did declare that soever, renounce, re , its Successor	she does freely, lease and forever and Assigns, all
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(possession carried phill)

10:00 SASSES 4