prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays I ender 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 \$.....

Lender shall release this Mortgage without c	ims secured by this Mortgage, this Mortgage shi charge to Borrower. Borrower shall pay all costs hereby waives all right of homestead exemption	of recordation, if any.
In Witness Whereof, Borrower ha	as executed this Mortgage.	
Signed, sealed and delivered in the presence of:		
Son O. Show S.	James C. Clardy Villie kinn W. Billie Ann W. Clark	(Seal) Borrower Claudy (Seal) ardy —Borrower
STATE OF SOUTH CAROLINA,	.GreenvilleCour	ity ss:
within named Borrower sign, seal, and as she withBaety 0. Gressworn before me this 5th. Notary Public for South Carolina My commission expires: STATE OF SOUTH CAROLINA, Gre I, Baety 0. Gross, Jr. Mrs. Billie Ann W. Clardy appear before me, and upon being privoluntarily and without any compulsion relinquish unto the within named Unit ber interest and estate, and also all her mentioned and released. Given under my Hand and Seal, the Notary Public for South Carolina My commission expires:	(Seal) cenville a Notary Public, do hereby certify unto the wife of the within named. James. C. ivately and separately examined by me, did n, dread or fear of any person whomsoever, ted. Federal. Savings. & Loan, right and claim of Dower, of, in or to all arthis. 5thday of . Pe	hin written Mortgage; and that of. The street of the stre
RECOR	10E0 FEB 6 '76 At 2:37 P.K.	<u> 20042</u>
Some C. Contraction of the South of the Sout	Filed for recording to Other of the R. M. vir. for coronade Country S. C., v. 2:37 octook P. M. Fob. 6, 19 76 and a correct in fall 1 the Man of the Country S. C., v. 2:37 octook and a correct in fall 1 the Man of the Country S. C. RESTORMED TO COUNTRY S. C.	20,000.00

Lot 39, Bluestone Sec. 1, Mauldin

\$ 20,000.00