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 $ -0-

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:

Thomas R. Spearman (Seal) —Borrower and/or Mortgagor
Thomas R. Spearman

Lora D. Alexander

(Seal) —Borrower and/or Mortgagor

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

Before me personally appeared the undersigned witness and made oath that (s)he saw the within named Borrower sign, seal, and as his act and deed, deliver the within written Mortgage; and that (s)he with Earle G. Prevost witnessed the execution thereof.

Sworn before me this 21st day of April, 1983.

Earle G. Prevost (Seal) Lora D. Alexander

Notary Public for South Carolina

My commision expires: 4/14/88

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, Earle G. Prevost, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Sheila A. Spearman the wife of the within named Thomas R. Spearman 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 mortgagee, 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 21st day of April, 19 83.

Earle G. Prevost (Seal) Sheila A. Spearman

Notary Public for South Carolina

My commission expires: 4/14/88

(Space Below This Line Reserved For Lender and Recorder)

RECORDED APR 21 1983 at 4:51 P.M.

27532

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE
27532
To
South Carolina Federal Savings & Loan Association

MORTGAGE

Filed this 21st day of Apr., A. D. 19 83, at 4:51 o'clock P. M., and Recorded in Book 1603 Page 116 Fee, $

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

STATE OF SOUTH CAROLINA
COUNTY OF
Paid in full and fully satisfied this day of , 19 .

SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION

By:
(Title)
Witness:

$29,700.00
Lot Cor. U.S. Hwy. & Bessie Rd.

LEATHERWOOD, WALKER, TODD & MANN
APR 21 1983

4328 RV.2