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 I ender'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.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

| Signed, scaled and delivered in the presence of: PATE, BRIDGERS MEHTRY, INC. | 10 (41101.33 (1111.03)) | | | |
|--|--|--|--|--------------------------------|
| STATE OF SOUTH CAROLINA. GREENVILLE STATE OF SOUTH CAROLINA. GREENVILLE County ss: Before me personally appeared Shatoo, S., Robertson, and made oath that she saw the within named Borrower sign, seal, and as 1.1.8. act and deed, deliver the within written Mortgage; and that she with. Breuta, J., Hawking, witnessed the execution thereof. Swarn before me this 5.1. day of April 9.84. What a she saw the within samed for the within named of this day of the within named without any compulsion, dread or fear of any person whonsever, renounce, release and dreever voluntarily and without any compulsion, dread or fear of any person whonsever, renounce, releases and dreever in Successors and Assigns, all ther 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 (Scal) RECORDED APR 6 1984 Spown Mark of the same of the sa | | PATE, BF | IDGERS, AUCHTE | y, inc. |
| Brit Bridgers Before me personally appeared. Shato's, S., Robertson, and made oath that she. saw the within named Borrower sign, seal, and as stess. act and deed, deliver the within written Mortgage; and that she. with. Breenda, J., Hawkins. witnessed the execution thereof. Sworn before me this 6th day of April 19.84. Mudda, J., Markins. (Seal) Notary Proble for south Carolina My Commission Expires: 6/11/89 State of South Carolina My Commission Expires: 6/11/89 State of South Carolina My Commission Expires: 6/11/89 State of South Carolina I. a Notary Public, do hereby certify unto all whom it may concern that 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. 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 of the of the state and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) | in the presence of: Druda Jawkin | BY: Wall | ace 1. Pater Ji | r. (Seal) |
| Brit Bridgers Before me personally appeared. Shato's, S., Robertson, and made oath that she. saw the within named Borrower sign, seal, and as stess. act and deed, deliver the within written Mortgage; and that she. with. Breenda, J., Hawkins. witnessed the execution thereof. Sworn before me this 6th day of April 19.84. Mudda, J., Markins. (Seal) Notary Proble for south Carolina My Commission Expires: 6/11/89 State of South Carolina My Commission Expires: 6/11/89 State of South Carolina My Commission Expires: 6/11/89 State of South Carolina I. a Notary Public, do hereby certify unto all whom it may concern that 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. 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 of the of the state and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) | | Paul- | Aughtry, II | [I —Borrower |
| Before me personally appeared. Sharo: S. Robertson. and made oath that. she saw the within named Borrower sign, seal, and as seal and deed, deliver the within written Mortgage; and that she with Breada. J. Hawkins witnessed the execution thereof. Sworn before me this 6th day of April 19.84. Mules Author South Carolina My Commission Expires: 6/11/89 State of South Carolina My Commission Expires: 6/11/89 State of South Carolina, (Seal) Mrs. an Author Public, do hereby certify unto all whom it may concern that 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. 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 before South Carolina (Space Below This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Again the State South Carolina August 1990 South Carolina August 1990 South Carolina Balwin August 1990 South Carolina South Carolina Balwin August 1990 South | Shan S. Kole | ton Brit | Bridgers | |
| within named Borrower sign, seal, and as. I.B | STATE OF SOUTH CAROLINA, | Greenville | County ss: | |
| My Commission Expires: 6/11/89 STATE OF SOUTH CAROLINA, | within named Borrower sign, seal, and as. | i.tsact and deed, de lawkinswitnessed the exec | eliver the within write cution thereof. | nen Mortgage, and that |
| I | My Commission Expires: 6/11/8 | 39 | | 1 |
| Mrs. the wife of the within named. 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. 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. (Scal) Notary Public for South Carolina (Space Below This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Amongage Book 1656 Apr 6 1984 Apr 6 1984 Amongage Book 1666 Apr | STATE OF SOUTH CAROLINA, | | County ss: | N/A (MORTGAGUR CORPORATION) |
| Mrs. the wife of the within named. 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. 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. (Scal) Notary Public for South Carolina (Space Below This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Amongase Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Amongase Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) Amongase Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 Space Book This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 RECORDED APR 6 1984 | I, | , a Notary Public, do hereby | certify unto all whe | om it may concern that |
| voluntarily and without any compulsion, dread or fear of any person who insected, return within named | 44 | is wife of the within named | | |
| relinquish unto the within named. 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. (Scal) Notary Public for South Carolina (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 AMERICAN FEDERAL BANK. RAC for G. Co., S. AUGHIRM AMORICAGE SQ. AMERICAN FEDERAL BANK. PARE Control in the Office of the Control of the Reserved For Lender and Recorder in Real - Em and Recorded in Real - Em and Recorde | t . 4 Luckhaut and compulsion | - dread or tear of any netson w | nomsocver, renoun | ice, resease and reserve |
| mentioned and released. Given under my Hand and Seal, this. (Seal) Notary Public for South Carolina (Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) RECORDED APR AMORICAGE 138 AMORICAGE 13 | and the second s | | IIS SUCC | (C22012 and Manking) and |
| Scal) Notary Public for South Carolina (Space Below This Line Reserved For Lender and Recorder) RECORDED APR AMERICAN FEDERAL BANK. AND FRACE Sea MORIGAGE AMERICAN FEDERAL BANK. TO RECORDED APR AND FRACE SEA AUGHTRY AND | at a real malagonal | | | |
| Space Below This Line Reserved For Lender and Recorder) (Space Below This Line Reserved For Lender and Recorder) RECORDED APR 6 1984 AMERICAN FEDERAL BANK. PATE, BRIDGERS, AUGHTRY County, S. C. at 4:09 o'clo County, S. C. | | | | |
| Space Below This Line Reserved For Lender and Recorder) Attorneys at Law, P.A. MORTGAGE 1984 AMERICAN FEDERAL BANK. Filed for record in the Office of the R. M. 1 - V Greenville of the R. M. 2 - V Greenville of th | | (Scal) | | |
| ARECORDED S 61,500.00 S 61,500.00 SATE BRIDGERS, AUGHTRY AMERICAN FEDERAL BANK. AMERICAN FEDERAL BANK. TO TO TO TO AMERICAN FEDERAL BANK. AMERICAN FEDERAL BANK. Filed for record in the Office of Filed for record in Real - Est of Page 1982 D. M. Apr. 6 1982 D. M. C. for G. Co., S R.M.C. for G. Co., S Collins Creek Sec. | | D. L. This Lies Deserved For Londer and | l Recorder) | |
| Attomeys at Law, P.A. Attomeys at Law, P.A. Attomeys at Law, P.A. MORTGAGE MORTGAGE MORTGAGE MORTGAGE MORTGAGE MORTGAGE TO TO TO TO TO TO TO TO AMERICAN FEDERAL BANK. Filed for record in the Office of Filed for record in Real - Estimate Book 1656. Mortgage Book 1656. Mortgage Book 1656. Mortgage Book 1656. At page 95 E.M.C. for G. Co., S T. M.C. for G. Co., S | DECC. | | | 31,266 |
| BROWN AND FASITY Attorneys at Law, P.A. MORTGAGE 1982 BRIDGERS, AUGHTRY TO TO TO TO TO TO TO TO TO T | 0 | ME AFIL 0 1904 | æ | |
| BRIWN AND FASTING Automeys at Law, P.A. MORTGAGE 1982 BRIDGERS, AUGHTRY TO TO TO TO TO TO TO TO TO T | 65 65 | | MERI | TE, |
| DGERS, AUGHTRY TO | Co1 | R. R. M. M. M. ortga | [CAN | hd |
| TO T | 11 0 n: | S. C. Ap | ਸ ਸ਼ | TDG: |
| AL BANK. FSB AL BANK. FSB AL BANK. FSB AL BANK. FSB A.:09 o'clock 1984 1984 Sec Sec. 3 | | ar a | TO | PRICERS ERS |
| BANK. FSB BANK. FSB BANK. FSB Co. S. C. Sec. 3 | ያ ው | # 60 Kes | AL | (D *** : |
| C. 3 | | of the Office of | BAN | |
| σ FSB FSB | • | estat | × . | |
| | ω , | bl larka | FS B | ₽ ? |
| i de la companya de | | | | INC. |