NON UNIFORM COVENANTS Borrower and Lenderfurther 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 nonexistence 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

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 ac Instrument and in any rider(s) executed by B	ccepts and agrees to the terms and co Borrower and recorded with it.	ovenants contained in this Security
Signed, sealed and delivered in the prese	Randall F. Win	Weichte (Seal) nchester —Borrower
pef 11. 11 2 9	Linda D. Winch	nester —Borrower
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	X PROBATE	
Personally appeared be she saw the within-named sign, seal and as their a and that she with Fred N. SWORN before me this llth	ct and deed deliver the McDonald witnessed the	nd Linda D. Winchester within written Mortgage execution thereof.

(SEAL) Notary Public for South Carolina My commission expires: 10/29/90

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

released.

I, Fred N. McDonald, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Linda D. Winchester, the wife of the within-named Randall F. Winchester, 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 First Federal Savings and Loan Association of South Carolina, 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

Given under my hand and seal, this 11th day of May, 1984.

Public for South Carolina My commission expires: 10/29/90. RECORDED New 11:38-A/M

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