19. Acceleration; Remedies. Lender shall give notice to Borrower process to note enable following Borrow els breach of any covenant or agreement in this Security Instrument dout not prior to receleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the detaolity (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 sams 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 cared on co 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 ar 4 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 recordation costs.

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 Secular amount of the Note plus interest thereon, a 		sercent (150%) of the original principal
•	ent. If one or more riders are executed bid agreements of each such rider shall be	incorporated into and shall amend and
🛛 Adjustable Rate Rider	Condominium Rider	2-4 Family Rider
Graduated Payment Rider	[] Planned Unit Development Rill	ler
Other(s) [specify]		
BY SIGNING BELOW, Borrower Instrument and in any rider(s) executed by	accepts and agrees to the terms and Borrower and recorded with it.	covenants contained in this Security
Signed, sealed and delivered in the pre	sence of:	1.1.1
filicia & Wille	JAMES A. NICKI	
Mille Sfar	Margaret A. N.	G. Mickles (Seal) ICKLES (Seal)
STATE OF SOUTH CAROLINA	Greenville	County &
within named Borrower sign, seal, and as. she with William B. Sworn b fore me this 1st 6	James witnessed the execution	there it
STATE OF SOUTH CAROLINA	Greenville	County 8-1
Mrs. Margaret A. Nickles. the appear before me, and upon being privoluntarily and without any compulsion, relinquish auto the within named. Alliher interest and estate, and also all her interest and released. Given under my Hand and Seal, this	it dy and separately examined by medification fear of any person whomso, ance Mortgage Conpany	A. Nickles did this day did declare that she does 6 so ver remounce, releas rever dis Successors and Assigns, all and singular the premises within August 19 84
Space E	leiow This Eine Edictived For condent (i) diPercode	. There is the state of the sta

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WILLIAM B. JAMES