prior to entry of a judgment enforcing this Mortgage it. (a) Horrower pays Lender, ill some which would be tree due under this Mortgage, the Note and notes securing Future Advances, it any, had no accordance accurred, the Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Morteage, (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 brinted to, reasonable attorney's fees. and (d) Borrower takes such action as Lender may reasonably require to assure that the hen 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 soms secured by this Mortgage. The receiver shall be hable 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 

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 WILKES WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered

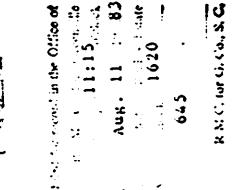
in the presence of:				
Come Kant	=	Globs 1	2. Beeks	(Scal) —Borraner
Hackman Charp	YMC1977	•••••		(Seal) —Borrower
STATE OF SOUTH CAROLINA			County ss:	
Before me personally appear within named Borrower sign, scal, together with Rathry Sworn before me this	and as their n Chapman Congide day of their	Kaat and deed, delies Kaatsed the execution 19,83	iver the within written in the teef.	Mortgage; and that
STATE OF SOUTH CAROLINA  Kathryn Chapman  Mr. Crystal A. Beeks		y Public, do hereby c		t may concern that
appear before me, and upon be voluntarily and without any com- relinquish unto the within named becomes and estate, and also	ing privately and se ipulsion, dread or fe American Fed all her right and clai	parately examined b ar of any person wheral as of Dower, of, in a	y me, did declare the someover, renounce, ( ,its Successe or to all and singular (	at she does freely, release and forever rs and Assigns, all the premises within
mentioned and released.  Given under my Hand and  Child River  Furary Public for South Caraco	Seal, this	esal) , Cles	, of June	1283 3
<u> </u>	- (Spate Below This Line	Reserves for tender and t	Recorder)	4935

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Bearing of States of the States







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