19. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage. Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time 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 acrount 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 USS.

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. 24. Interest Refund. In the event that any applicable law limiting the amount of interest or other charges permitted to be collected on a loan is interpreted so that any charge provided for in this Mortgage or in the Note, whether considered separately or together with other charges, violates such law, such charge is hereby reduced to the extent necessary to eliminate such violation. The amounts of such interest or other charges previously paid to Lender in excess of the amounts permitted by applicable law shall be applied by Lender to repay the unpaid accrued interest account balance and then to

nforceability of the Note.	on imposed by any applicable law will a	d. ffect the validity or
In Wieness Whereof, Borrower has executed this Mor	tgage.	
igned, sealed and delivered		lack
n the presence of:		1 j
Incre P. Kelling	Who wind 201	(Seal)
MM. / Call (Douglas L. Bell	—Вопоча
Zeman Zealand	William Valle	(Seal)
	Ruthanne Bell	—Вопоче
STATE OF SOUTH CAROLING GREENVILLE	County ss:	
Observed D. W	7-11-	she
Before me personally appeared Sherri R. K		
within named Borrower sign, seal and as their act	and deed, deliver the within written A	fortgage; and that
11.4	Ordinessed the execution thereof. August	
Sworn before this this day of	. 19	
Leonard Ledon 1800	Share P. K.	fir.
Notice Public for South Carobna	Sherri R. Kelley	
My Commission expires: 2/23/86	_	
STATE OF SOUTH CAROLINA GREENVILL	E County ss:	
I. M. Leonard Ledford, a Notary Pub	olie, do hereby certify unto all whom it ma	y concern that Mrs.
Ruthanne Bell the wife of the within na	olic, do hereby certify unto all whom it ma med	did this day appear
		,
	ied by me, did declare that she does fre	ely, voluntarily and
without any compulsion, dread or fear of any person whomso	led by me, did declare that she does fro bever, renounce, release and forever reling	ely, voluntarily and uish unto the within
without any compulsion, dread or fear of any person whomson mamed Wachovia Mortgage Company	ied by me, did declare that she does fre bever, renounce, release and forever reling , its Successors and Assigns, all her inte	ely, voluntarily and uish unto the within rest and estate, and
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