NON-UNIFORM COVENANTS. Borrower and Lender further 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 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 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

supplement the covenants and agreement Instrument. [Check applicable box(es)]	nts of this Security Instrument as if th	e rider(s) were a part of this Security
	Condominium Rider	2-4 Family Rider
Graduated Payment Rider	Planned Unit Development Ri	der
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:	0 1
Zutte Habe Sty	4- James)	Burns (Seal)
Everette Hoke Babb	James P.	Burns Syroter
Susan H. Shockley	Barbara	Jean Fraser -800000
	(Space Below This Line For Acknowledgment) -	<u> </u>
STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE)	PROBATE	
and deed deliver the within the execution thereof. SWORN to before me this the of September, 1984.	cortgage, and that deponent	sign, seal, and as their act, with Susan H. Shockley with
Notary Public for South Card STATE OF SOUTH CAROLINA.	olina My commission expir	es: 1-20-94 County ss
1		.a Notary Public, do hereby
certify unto all whom it may concern that	Mrs	, the Wife of the
within named	, did this day appe	ear before me, and upon being privately
and separately examined by me, did	declare that she does freely, volum	tarily and without any compulsion.
dread or fear of any person whoms	sever, renounce, release and forever	relinquish unto the within named nterest and estate, and also all her right
and claim of Dower, of, in or to all and s		
		×.,
Character and Hand and Coal 486	day	as (a)

9994

Notary Public for South Carolina

(Sal) RECORDED