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; this 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 increunder. 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.

Linear receleration under paragraph 18 bereaf or abandonment of the Property. Lender shall be entitled.

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 account only for those rents actually received.

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and I ender 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 Witness Will begg. Borrower has executed this Morteage.

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WINDSOR GROUP, INC PRESIDENT Control (Seal) WINDSOR GROUP, INC SECRETARY WINDSOR GROUP, INC SE	
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WINDSOR GROUP, INC. PRESIDENT Seal. STATE OF SOUTH CAROLINA. Greenville Sharon Ellis and made oath that. She saw the within named Borrower sign, scal, and as its act and deed, deliver the within written Mortgage; and that she with. Melvin K. Youmes witnessed the execution thereof. Sween before methis 20 day of February 1979 My Commission Expires: 12/9/80 NO RENUNCIATION State of South Carolina. County ss: DONER, CORPORA MORTGAGOR I. A Notary Public do be to by certify unto all whom it may concern that appear before me, and upon being privately and separately examined by me, did declare that she does freely solutionally and without any economic release and forever relinquish unto the within named in the wide of the within named in 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 released Given under my Hand and Seal, this day of 19. RECORDED FEB 2 1 1978 At 10:19 Action RECORDED FEB 2 1 1978	.
PINDSOR GROUP, INC. SECRETARY STATE OF SOUTH CAROLINA. Greenville County ss: Before me personally appeared Sharon Ellis and made oath that she saw the within named Borrower sign, scal, and as its act and deed, deliver the within written Mortgage; and that she with Melvin K. Youmts witnessed the execution thereof. Sworn before me this. 20 day of February 1979 My Commission Expires: 12/9/80 NO RENUNCIATION That of South Carolina. County ss: NO RENUNCIATION NO RENUNCIATION DOWER, CORPORA MORTGAGOR A Notary Public, do her by certify unto all whom it may concern that the wife of the within named did this day appear before me, and upon being pricately and separately examined by me, did declare that she does freely adjustedly and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever to hinguish unto the within named its Successor's and Assigns, all the interest and estate, and also all her right and claim of Dower, of, m or to all and singular the premises within mentioned and teleased Given under my Hand and Seal, this RECORDED FEB 2 1 1979 at 10:19, 20 Mel. RECORDED FEB 2 1 1979 at 10:19, 20 Mel. RECORDED FEB 2 1 1979 At 10:19, 20 Mel. RECORDED FEB 2 1 1979 At 10:19, 20 Mel. RECORDED FEB 2 1 1979 At 10:19, 20 Mel. RECORDED FEB 2 1 1979	•
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