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 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 Mortgage, exceed the original amount of the Note plus US \$.....

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 WITNES | S WHEREOF, E | orrower | ias exec | cutea t | ilis Mortga | gc. | | | | | |
|---|--|--|---|---|---|--|--|---|---|--|---|
| | | Zuce | | | 4 | Wai | ω. | W . | | (Seal | • |
| thy | ia P. | Wi | gl | L | Ε. | بببكو | | hins 1 | . | (Seal |) |
| ATE OF SOUTI | i Carolina, | | | | Greeny | ille | Count | y ss: | | | |
| thin named Be she orn before me | orrower sign, s with Cyn this 24 th | eal, and a | st! Wright .day of | heir Au | act anwitnesse | d deed, deliver d the execution, 19 79 | the with n thereof | in written Mo | ngage; a | aw th | ne at |
| ATE OF SOUTE | f CAROLINA, | | | ! | Greenyj]] | l <u>e</u> | Count | y ss: | | | |
| pear before repear before resultantly and inquish unto reinterest and reinterest | ne, and upon without any country the within nare estate, and all released. From Hand and the care of t | being prompulsion of United Seal, the Control of Contro | the wifivately n. dread red Fe right a his | e of the and so done for the classification of the classification | he within reparately ecar of any l Savings im of Dow 4 th Seal) | named. Willi xamined by n person whoms s. & Loan As er, of, in or to day of | am W | Mims leclare that s enounce, releas Successors a singular the | did the does are and Assignmentses | nis da freely foreve gns, a withi | y y, er H n |
| RECORDER AUG 2 4 1975 | | | | 4:08 | B P.M. | | | | 6792 | | |
| Mesne Greenville | of Mortgages, page 266. As No. | 08PM. recorded in Book | rtgage has been this | I hereby certify that the within | MORTGAGE OF REAL ESTATE | United Federal Savings and Loan Association of Fountain Inn | Τ0 | William W. Mims and Ernestene J. Mims | COUNTY OF GREENVILLE | STATE OF SOUTH CAROLINA | |
| | Before me thin named B. she | are of South Carolina. Before me personally appring named Borrower sign, so she with Cyntorn before me this 24 th corn before me this 24 th ary Public for south Carolina, I, Cynthia P. Wrights Fractionally and without any comparing the south Carolina, I, Cynthia P. Wrights Fractionally and without any comparing the south carolina and released. Given under my Hand and any Public for South Carolina and alentioned and released. Given under my Hand and any Public for South Carolina ary Public for South Carolin | ATE OF SOUTH CAROLINA. Before me personally appeared thin named Borrower sign, seal, and a she with Cynthia P. Worth Commission Extra Seal and a she with Cynthia P. Wright orn before me this. 24 th with Commission Extra Seal and a she with Carolina. I. Cynthia P. Wright are before me, and upon being proper before me, and upon | ATE OF SOUTH CAROLINA. Before me personally appeared Lorroin thin named Borrower sign, seal, and as | ATE OF SOUTH CAROLINA. Before me personally appeared. Lorroine A thin named Borrower sign, seal, and as their she with Cynthia P. Wright orn before me this 24 th day of Augary Public for South Carolina. I. Cynthia P. Wright a Nota S. Ernestene J. Mims the wife of the pear before me, and upon being privately and ss luntarily and without any compulsion, dread or finquish unto the within named. United Federa interest and estate, and also all her right and clantioned and released. Given under my Hand and Seal, this 2 any Public for South Carolina S. FEDRUARY 6, 1989 RECORDER AUG 2 4 1970 at 4:089 RECORDER AUG 2 4 1970 at 4:089 | med. scaled and delivered the presence of: **Torraine** A | The presence of: Tornaine A Well ATE OF SOUTH CAROLINA. Greenville Before me personally appeared. Lorroine A. Groce and made thin named Borrower sign, seal, and as their act and deed, deliver she with. Cynthia P. Wright witnessed the execution orn before me this. 24 th. day of August, 19 79. AUGUMMSSION DARKES FEDRUARY 6, 1939 ATE OF SOUTH CAROLINA. Greenville I. Cynthia P. Wright a Notary Public, do hereby certification of the within named. Willing as the wife of the within named. Willing and without any compulsion, deed rear and separately examined by no luntarily and without any compulsion. August year before me, and also all her right and claim of Dower, of, in or to introned and released. Given under my Hand and Seal, this 24 th day of the south o | ATE OF SOUTH CAROLINA. Before me personally appeared Lorroine A. Groce and made oath thin named Borrower sign, seal, and as their act and deed, deliver the with she with. Synthia P. Wright witnessed the execution thereof form before me this. 24 th. day of August. 1979. WOMMISSION DEPIRES FEBRUARY 6, 1989 ATE OF SOUTH CAROLINA. Greenville Country Public, do hereby certify unto a service of seal of the within named. Hilliam H. pear before me without any compulsion dread or spearately examined by me, did countries. Ernestene J. Mims the wife of the within named. Hilliam H. pear before me without any compulsion dread or spearately examined by me, did countries. Ernestene J. Mims the wife of the within named. Hilliam H. pear before me without any compulsion dread or spearately examined by me, did countries and estate, and also all her right and claim of Dower, of, in or to all and reinterest and estate, and also all her right and claim of Dower, of, in or to all and reinterest and estate, and also all her right and claim of Dower, of, in or to all and mittioned and released. Given under my Hand and Seal, this 24 th day of Avgustice for sealing the person before the seal of the within the recorder of the person whom the seal of the person whom the person | med, scaled and delivered the presence of: Volvaine A Well Amelia County so: Before me personally appeared Lorroine A. Groce and made oath that she thin named Borrower sign, scal, and as their act and deed, deliver the within written Moshe with Cynthio P. Wright witnessed the execution thereof, orn before me this 24 lb agy of August 1979. ALLIA P. Wight STERUARY 6, 1989 ATE OF SOUTH CAROLINA. Greenville County ss: I. Cynthio P. Wight a Notary Public, do hereby certify unto all whom it me server to form and upon being privately and separately examined by me, did declared relatinguish unto the within named. United Federal Savings & Loan Assoc, its Successors of interest and estate, and also all her right and claim of Dower, of, in or to all and singular the interest and released. Given under my Hand and Scal, this 24 lb day of August Security of the security of | ATE OF SOUTH CAROLINA. Greenville County ss: Before me personally appeared. Loffoine A. Groce and made oath that she shin named Borrower sign seal, and as their act and deed, deliver the within written Mortgage; a shin named Borrower sign seal, and as their act and deed, deliver the within written Mortgage; a shin named Borrower sign seal, and as their act and deed, deliver the within written Mortgage; a shin named Borrower sign seal, and as their act and deed, deliver the within written Mortgage; a shin named Borrower sign seal, and as their act and deed, deliver the within written Mortgage; a shin named Borrower sign seal, and as their act and deed, deliver the within written Mortgage; a shin named Borrower sign seal, and as their act and seal and should be supported by me, did declare that she does a strength of the within named. William M. Mims did if pear before me, and upon being privately and separately examined by me, did declare that she does to strength of the within named. William M. Mims did if pear before me, and upon being privately and separately examined by me, did declare that she does to strength on the within named. William M. Mims did if pear before me, and upon being privately and separately examined by me, did declare that she does to strength on the within named. William M. Mims did if interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises attorned and released. Given under my Hand and Seal, this 24 th day of August the premises attorned and released. Given under my Hand and Seal, this 24 th day of August the premises and estate, and also all her right and claim of Dower, of, in or to all and singular the premises attorned and released. Given under my Hand and Seal, this 24 th day of August the premises and the strength of the me of the strength of the | ATE OF SOUTH CAROLINA. Greenville County ss: Before me personally appeared. Lorroine A. Groce and made oath that. she saw the thin named Borrower sign, seal, and as their act and deed, deliver the within written Morrgage; and the she with Cytothia P. Wright withnessed the execution thereof. orn before me this. 24 th day of August 1972. The of SOUTH CAROLINA. Greenville (Seal) County ss: County ss: (Seal) County ss: 1. Cytothia P. Wright a Notary Public, do hereby certify unto all whom it may concern the state of the without any connecer of the state of the without any connecer of the state of the without any connecer of the state of the without any counter of the without any |

The state of the s