prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays I ender 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

videnced by promi- indebtedness secured fortgage, exceed the	l by this Mortgas	ge, not including st	ims advanced ISS	in accordan	ce herewith t	o protect the		
22. Release. U	Upon payment o this Mortgage w	f all sums secured	by this Mort errower. Borro	gage, this M ower shall pa	ortgage shall y all costs of	recordation,	H any.	ınd
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STATE OF SOUTH (					County			. <b></b>
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RECORDS	AUG 2 2 2 198	(Space Below This at 2:0)	s Line Reserved ( 2 P.M.	For Lender and	Recorder)		5419	<del></del>
STATE OF SOUTH CAROLINA. COUNTY OF GREENVILLE	JEAN S. TEAGUE MAN TO THOUND JEAN S. TEAGUE MAN DON'THOUND TO THE SECTION OF THE	South Carolina Federal Savings & Loan Association	MORTGAGE	Filed this 22nd day of Aug. A. D. 1980	and Recorded in Book 1.51.2	Page 227 Fee, \$	ပ	\$60,000.00 Lot 21 Devenger Pl., Sec. 1