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.

make Future Advances to Borrower. Such Future evidenced by promissory notes stating that said indebtedness secured by this Mortgage, not incl. Mortgage, exceed the original amount of the Not. 22. Release. Upon payment of all sums. Lender shall release this Mortgage without charge.	forrower, Lender, at Lender's option prior to rele ure Advances, with interest thereon, shall be secured d notes are secured hereby. At no time shall the luding sums advanced in accordance herewith to te plus US \$	red by this Mortgage when e principal amount of the protect the security of this secome null and void, and cordation, if any.	
In Witness Whereof, Borrower has ex	recuted this Mortgage.		
Signed, sealed and delivered in the presence of:			
Cindy Jensen-Mic Harforia & Thy	pler (lawiet)  Dianne thomas	(Seal) —Borrower  (Seal) —Borrower	
STATE OF SOUTH CAROLINA, Greenvi	ille	:	
within named Borrower sign, seal, and as  8he with Cindy Jensen Sworn before me this 18th day  Notary Public for South Carolina  NA/CONTRIBUTION  STATE OF SOUTH CAROLINA, SILLING  I,	oria L. Bryant and made oath that. her act and deed, deliver the within we mickle the execution thereof. of June 1981  Female Borrower  County ss:	whom it may concern that	
appear before me, and upon being privatel voluntarily and without any compulsion, dre relinquish unto the within named her interest and estate, and also all her right mentioned and released.	wife of the within named	are that she does freely, once, release and forever occessors and Assigns, all gular the premises within	
Notary Public for South Carolina	u This Line Decement for Landar and December)		
ት <del>\$</del>	w This Line Reserved For Lender and Recorder) ————————————————————————————————————		
10t		$1534 \geq$	
1 9.58	Filed for record in the Office of the R. M. C. for Greenville County. S. C., adl. 1:18 o'clock A.M. July 17, 19.81 and recorded in Real - Extate Mortgage Book 1547 at page 321  R.M.C. for G. Co., S. C.	1534 X1534 XI	JUL 1 7 1981

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