

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.

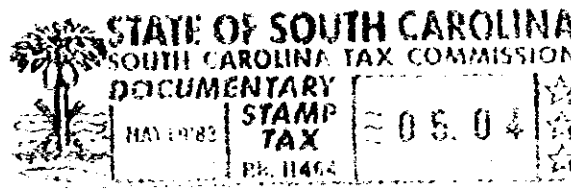
21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. 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 \$ 800.00

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

23. Waiver of Homestead. Borrower hereby waives all right of

IN WITNESS WHEREOF, Borrower has executed this Mortgage

Signed, sealed and delivered in the presence of:



Handwritten signatures of Jacqueline J. Ackerman, Lawrence D. Edwards (Borrower), Jacquie T. Gilliam, and Sherry M. Edwards (Borrower).

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Jacquie T. Gilliam and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with Jacqueline J. Ackerman witnessed the execution thereof. Sworn before me this 4th day of October, 1983.

Notary Public for South Carolina My Commission Expires July 7, 1991. Handwritten signatures of Jacqueline J. Ackerman and Jacquie T. Gilliam.

STATE OF SOUTH CAROLINA, Greenville County ss:

I, Jacqueline J. Ackerman, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Sherry M. Edwards the wife of the within named Lawrence D. Edwards did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the within named American Federal, its 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 4th day of October, 1983.

Handwritten signatures of Jacqueline J. Ackerman and Sherry M. Edwards.

(Space Below This Line Reserved For Lender and Recorder)

(d) A perpetual easement or right of way in favor of the grantor, its grantees, successors or assigns, for drainage purposes in the locations and with the widths shown on the aforementioned plat with the right of entering upon said locations at any time for the purpose of constructing, maintaining, repairing and improving open drainage ditches, storm sewers, underground drainage pipelines, mains, culverts, or tile drains, together with the excavate and refill ditches for the placing, relocation or repair of said pipelines, culverts and/or mains within the aforesaid right of way and the further right to remove trees, bushes, undergrowth, and other obstructions within the aforesaid right of way interfering with the location, construction and maintenance of said ditches, drainage pipelines, mains, culverts and/or drains.

Said described lands and premises are also hereby conveyed subject to such rights, easements and rights of way heretofore have been granted unto or acquired by any public utility corporation, or political subdivision, in, upon or over said described premises or that in any way may effect said premises.

This is the same property conveyed by deed of Burlington Industries, Inc. unto Lawrence D. Edwards and Sherry M. Edwards, dated 7-16-65 recorded 7-29-65, in volume 778 at page 511 of the RMC Office for Greenville County, Greenville, South Carolina.

Vertical handwritten notes: # 5.04, Abs. Stamps, +135.10X

RECORDED OCT 26 1983 at 9:30 A. M. 13540

\$ 17,643.60 Lot 15 (#6) Center St Sec. 1 Burlington

Vertical stamp: 0 4 3 2

Vertical stamp: 1328-172