

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence, all of which shall be additional sums secured by this Security Instrument.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or 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 attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, this Security Instrument shall become null and void. Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. Waivers. Borrower waives all rights of homestead exemption in the Property. Borrower waives the right to assert any statute providing appraisal rights which may reduce any deficiency judgment obtained by Lender against Borrower in the event of foreclosure under this Security Instrument.

23. Future Advances. The lien of this Security Instrument shall secure the existing indebtedness under the Note and any future advances made under this Security Instrument up to one hundred fifty percent (150%) of the original principal amount of the Note plus interest thereon, attorneys' fees and court costs.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider       Condominium Rider       2-4 Family Rider  
 Graduated Payment Rider       Planned Unit Development Rider  
 Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Nancy Roper ..... (Seal)  
Ricky D. Ponds ..... Borrower  
Carolyn Foster Powell .....  
Annette S. Ponds ..... (Seal)  
Annette S. Ponds ..... Borrower

[Space Below This Line For Acknowledgment]

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )      PROBATE

PERSONALLY APPEARED before me, Nancy Roper and made oath that (s)he saw the within-named Ricky D. Ponds and Annette S. Ponds, sign, seal and as their act and deed deliver the within written Real Estate Mortgage, and that (s)he with Carolyn Foster Powell witnessed the execution thereof.

Sworn to before me this 20th day of July, 1984.  
Carolyn Foster Powell (SEAL) Nancy Roper  
 Notary Public for S.C.; comm. expires: 3/21/93

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )      RENUNCIATION OF DOWER

I, Carolyn Foster Powell, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Annette S. Ponds, the wife of the within-named Ricky D. Ponds, 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 or persons whomsoever, renounce, release, and forever relinquish unto the within-named American Federal Bank, F.S.B., 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.

Sworn to before me this 20th day of July, 1984.  
Carolyn Foster Powell (SEAL) Annette S. Ponds  
 Notary Public for S.C.  
 My commission expires: 3/21/93