breach of any covenant or agreement in this Security Instrument (but not prior to accelerate and paragraphs 13 and 17 unless applicable law provides other vise). 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 sures 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)]

| 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 Securi Instrument and in any indut(s) executed by Borrower and recorded with it. Signed, sealed and delivered in the presence of: Willie J. Grad Other Other | Zi volastante gate giger | [3 Concommun Kide | LJ 2-4 Family Kiloti |
|--|---|---|---|
| By Signing Below, Borrower accepts and agrees to the terms and covenants contained in this Securi Instrument and in any rider(s) executed by Borrower and recorded with it. Signed, sealed and delivered in the presence of: Willie J. Grad Willie J. Grad Greenville County 8: Before me personally appeared. Cheriee Goeringer and made each that she saw the amina named Borrower sign, seal, and as his act and deed, deliver the within written Mongage; and that she with the rection with foreme than Solid Gay of August 10 84 Sworn before me than Solid Gay of August 10 84 Cheriee Goeringer My (Seal) Cherice Goeringer A Netary Public, do hereby certaly unto all whom it may concert that the wife of the within named. did this day appear before me, and upon being presently and separately examined by me, did declare that she does ' your thanks and without any compulsion, dread or fear of my person whomsexier, thomsec, release recording without and could without any compulsion, dread or fear of my person whomsexier, thomsec, release recording with one of the within named. Its Successors and assigns at the uniterest and estate, and also all her good claim of Dower, of, in or to all and singular the premises within mertioned and released. Given under my Hand and Seal, this day of 19 (Seal) | Graduated Payment Rider | [] Planned Unit Development Rider | |
| Instrument and in any rider(s) executed by Borrower and recorded with it. Signed, sealed and delivered in the presence of: Willie J. Gray Willie J. Gray Greenville Before me personally appeared. Cheriee Goeringer and made outh that she saw the amain named Borrower sign, sed, and as his act and deed, deliver the within written Mongage; and that she within written Mongage; and that she within thereof Sworn Is fore me this. Solver and August 19 84 Cheriee Goeringer May Cheriee Goeringer August 19 84 Cheriee Goeringer That I will be within named. (Scal) Cheriee Goeringer May August 19 84 Cheriee Goeringer That I will be within named. (Scal) Mrs. the wife of the within named. (did this day appear before ms, and upon being presarely and separately examined by me, did declare that she does be a voluntarily and without any competion, dread or fear of any person who may every remounce, releas recordingues and of the within named. (By Successors and assigns, all her interest and estate, and also all her good chain of Dower, of, in or to all and singular the premises within meritioned and released. Given under my Hand and Scal, this day of 19 (Scal) | Other(s) [specify] | | |
| Cherrie Goeringer Willie J. Graf. State of South Carolina. Before me personally appeared. Cheriee Goeringer and made oath that she saw the aminimum difference right, sed, and as his act and deed, deliver the within written Morigage; and that she with. Thomas W. Traxler witnessed the execution thereof. Sworn K fore me this South Carolina (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer Cheriee Goeringer Cheriee Goeringer Cheriee Goeringer To a Netary Public do hereby certify unto all whom it may concern that the wife of the within maned. did this day appear before my and upon being preachly and separately examined by me, did declare that she does? To a Netary Public do hereby certify unto all whom it may concern that the wife of the within maned. did this day appear before my, and upon being preachly and separately examined by me, did declare that she does? The color to the within named. did within named its Successors and Assigns, all ber interest and estate, and also all her good claim of Dower, of, in or to all and singular the premises within merition, dual released. Given under my Hand and Scal, this day of 19. | | | nants contained in this Securit |
| Cherrie Goeringer Willie J. Graf. State of South Carolina. Before me personally appeared. Cheriee Goeringer and made oath that she saw the aminimum difference right, sed, and as his act and deed, deliver the within written Morigage; and that she with. Thomas W. Traxler witnessed the execution thereof. Sworn K fore me this South Carolina (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer Cheriee Goeringer Cheriee Goeringer Cheriee Goeringer To a Netary Public do hereby certify unto all whom it may concern that the wife of the within maned. did this day appear before my and upon being preachly and separately examined by me, did declare that she does? To a Netary Public do hereby certify unto all whom it may concern that the wife of the within maned. did this day appear before my, and upon being preachly and separately examined by me, did declare that she does? The color to the within named. did within named its Successors and Assigns, all ber interest and estate, and also all her good claim of Dower, of, in or to all and singular the premises within merition, dual released. Given under my Hand and Scal, this day of 19. | Signed, sealed and delivered in the pro- | sence of: | |
| Before me personally appeared. Cheriee Goeringer and made oath that she saw the attain named Borrower sign, sed, and as his act and deed, deliver the within written Morigage; and that she with. Thomas W. Traxler witnessel the execution thereof Sworn kelore me this. So and an August 19 84 (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) County set County set Cheriee Goeringer (Scal) County set County set Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) County set County set County set Cheriee Goeringer (Scal) County set County set County set County set Cheriee Goeringer (Scal) County set County set County set County and upon being presently and separately examined by me, did declare that she does be set conquested and other within named. It is Successors and Assigns, all her interest and estate, and also all her good claim of Dower, of, in or to all and singular the premises within mentioned and released. (Scal) (Scal) | ahus Hus | inionia a | Λ.α |
| Before me personally appeared. Cheriee Goeringer and made oath that she saw the attain named Borrower sign, sed, and as his act and deed, deliver the within written Morigage; and that she with. Thomas W. Traxler witnessel the execution thereof Sworn kelore me this. So and an August 19 84 (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) County set County set Cheriee Goeringer (Scal) County set County set Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) County set County set County set Cheriee Goeringer (Scal) County set County set County set County set Cheriee Goeringer (Scal) County set County set County set County and upon being presently and separately examined by me, did declare that she does be set conquested and other within named. It is Successors and Assigns, all her interest and estate, and also all her good claim of Dower, of, in or to all and singular the premises within mentioned and released. (Scal) (Scal) | Gume Bearge | Willie J. Gray | (Seal |
| Before me personally appeared. Cheriee Goeringer and made outs that she saw the autoin named Borrower sign, sed, and as his act and deed, deliver the within written Mortgage; and that she with. Thomas W. Traxler witnessed the execution thereof Sworn before me this. So agay of August 19.84 (Scal) Cheriee Goeringer (Scal) Cheriee Goeringer (Scal) County S: 1. a Netary Public, do hereby certaly unto all whom it may concern that the wife of the within named. did this day appear before me, and upon being privately and separately examined by me, did declare that she does be relinguish anto the within named. discussions and assigns, all there interest and estate, and also all her good claim of Dower, of, in or to all and singular the premises within mentioned and released. Given under my Hand and Scal, this day of 19. | | _ | , |
| Before me personally appeared. Cheriee Goeringer and made outh that she saw the authin named Borrower sign, seal, and as this act and deed, deliver the within written Morigage; and that she with. Thomas W. Traxler witnessed the execution thereof. Sworn before me this. So the gay of August 19 84 (Seal) Cheriee Goeringer (Seal) Cheriee Goeringer This south Caronina. (Seal) Cherice Goeringer (Seal) County seal and a seal of the within named. In the seal of this day appears before me, and upon being privately and separately examined by me, did declare that she does be solutionly and without any compelsion, dread or fear of any person who may very remounce, release the functional and the within named. Its Successors and Assigns, all her interest and estate, and also all here are defining and released. Given under my Hand and Seal, this day of 19. | I has to last | | (Seal |
| Before me personally appeared. Cheriee Goeringer and made outh that she saw the authin named Borrower sign, seal, and as this act and deed, deliver the within written Morigage; and that she with. Thomas W. Traxler witnessed the execution thereof. Sworn before me this. So the gay of August 19 84 (Seal) Cheriee Goeringer (Seal) Cheriee Goeringer This south Caronina. (Seal) Cherice Goeringer (Seal) County seal and a seal of the within named. In the seal of this day appears before me, and upon being privately and separately examined by me, did declare that she does be solutionly and without any compelsion, dread or fear of any person who may very remounce, release the functional and the within named. Its Successors and Assigns, all her interest and estate, and also all here are defining and released. Given under my Hand and Seal, this day of 19. | 8 | Croopvilla | |
| Annia named Borrower sign, seal, and as his act and deed, deliver the within written Morigage; and that she with Thomas W. Traxler witnessed the execution thereof. Sworn Kilder me this 30 agy of August 19 84 (Seal) Cherice Goeringer There is some containing the contraining and without any compulsion, dread or fear of any person whomson ver, remounce, releasing the contraining and without any compulsion, dread or fear of any person whomson ver, remounce, releasing the contraining and other within named. The contraining the contrainin | STAIL OF SOUTH CAROLINA | Gigenvine Com | oty a: |
| Mrs the wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does for your tarily and without any compulsion, dread or fear of any person whomsoever, renounce, release reservedinguish and of the within named. her interest and estate, and also all here good claim of Dower, of, in or to all and singular the premises within mentioned and released. Given under my Hand and Seal, this day of 19. (Seal) | The Lotters with English my commission approximations | (Sal) Cherice Goerin | Uringtu iger J |
| tionary Public for South Carolina | Mrs the appear before ms, and upon being private voluntarily and without any compulsion, relinquish into the within named her interest and estate, and also all her mentioned and released. | e wife of the within named | did this day declare that she does f y, renounce, releas rever its Successors and Assigns, all d singular the premises within |
| | | | |
| | | tation The Line Person of Englanding States of the Contract | |

COURT OF THE PART PARTY