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 nonexistence 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

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 an supplement the covenants and agreemen	id agreements of each such rider snail be its of this Security Instrument as if the	e rider(s) were a part of this Security
Instrument. [Check applicable box(es)]		7 2-4 Family Rider
🔀 Adjustable Rate Rider	Condominium Rider	
Graduated Payment Rider	Richard Planned Unit Development Richard	iet.
Other(s) [specify]		
BY SIGNING BELOW, Borrower Instrument and in any rider(s) executed by	accepts and agrees to the terms and Borrower and recorded with it.	covenants contained in this Security
Signed, sealed and delivered in the pre	sence of:	(C f
axxa M. Kxoy	Marce H.	(Seal)
	Newell H. Oestr	eich
Bussogeman	Elizabeth W. Oc	eich —Scricaer Letteich (Seal) Streich —Borrower
	[Space Below This Line For Acknowledgment] -	
STATE OF SOUTH CAROLINA)		
COUNTY OF CREENVILLE)	PROBATE	
NEVELL H. OESTREIOH and ELIZABETH W. written deed and that (s)he with the Sworn to before me this the 27th day of Speterber, 1984. Notary Public for South Carolina My compission expires: 7-12-89 SPATE OF SOUTH CAROLINA.	Other witness subscribed above wit	act and deed deliver the within nessed the execution thereof. County ss
Bill B. Bozeran		a Notary Public do hereby
certify unto all whom it may concern that	Mrs.	the Wife of the
within named	did this day app	ear before me, and upon being privately
and separately examined by me, did dread or fear of any person whoms	declare that she does freely, voice	relinguish unto the within named
dread or fear of any person whoms		interest and estate, and also all her right
and claim of Dower, of, in or to all and	singular the premises within mentione	d and released.
	day	of
Given under my Hand and Seal, this		
19		(CONTRIBED ON HEAT Plan-
	(Scal)	

Notary Public for South Carolina