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.

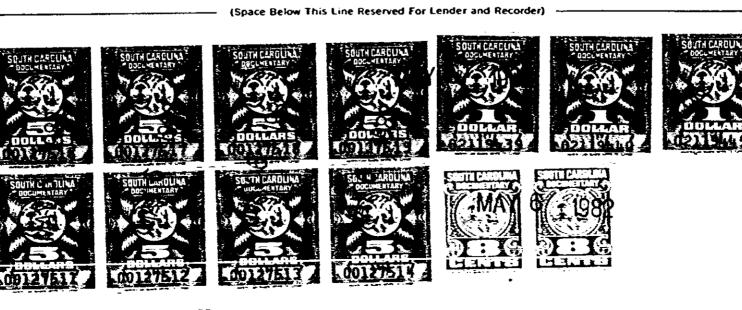
Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver 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.

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 shall pay all costs of recordation, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered
in the presence of:
$\Omega : A(A) = 0$
Janda Balgo Janiel M. Tyson (Seal -Borrows -Borrows -Borrows
-Borrowe
1 03 on
Janda Balto Janice M. Tyson (Seal
, —Borrowe
STATE OF SOUTH CAROLINA, Greenville
Before me personally appeared. David J. Watson and made oath that he saw th
within we and Dougrams sign cool and as his got and dead deliver the within written Mortgage; and the
he with Linda Baltzer witnessed the execution thereof.
Sworn before me thisday of. April
One of Seal and David Mass
he with Linda Baltzer witnessed the execution thereof. Sworn before me this 5th day of April 19.82. Notary Public for South Carolina 3-27-90 Notary Public for South Carolina 3-27-90
STATE OF SOUTH CAROLINA, Greenville
Joan E. Neal , a Notary Public, do hereby certify unto all whom it may concern the Mrs. Janice M. Tyson , the wife of the within named. James F. Tyson , did this da
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, a
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 5th day of April 19.8
Given under my Hand and Seal, this 5th day of April, 19
Joan C. That (Seal) Janua III. Syson
Notary Public for South Carolina 3-27-90
(Space Below This Line Reserved For Lender and Recorder)
SACTA CARDIDA.



MAY

RECORDED MAY 6 198

at 10:30 A.M.

24699

t 18 Richfield Terrace DEVENGER P

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