prior to cutry of a judgment enforcing this Mortgage it, the Borrower pays Lender all sames which would be then due in der this Mortgage, the Note and notes securing Luture Advances, it any, had no acceleration occurred, the Borrower cutes all breaches of any other covenants or agreements of Borrower contained in this Mortgage, for 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 48 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 lieu 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 core 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, florrower hereby assigns to Lender the rents of the Property, provided that florrower 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 hable 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 USS. NOTE.

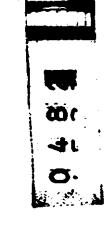
22. Release. Upon payment of all soms secured by this Mortgage, this Mortgage shall become null and void, and I ender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any

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

IN WIENESS WHEREOF, Borrower has executed this Mortgage.

Signed, scaled and delivered
in the presence of:
Come The Last South
TOTAL OF DIRECT
Many B. ROSH B. ROSH -Berrowe
STATE OF SOUTH CAROLINA. GREENTILE
Before me personally appeared. Capers Bouton and made outh that he saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that he with Mary L. Finley witnessed the execution thereof.  Sworn before me this 16th day of August 19.83
DOLER NOT NECESSARY MORTCACORS ARE NOT MARRIED.
STATE OF SOUTH CAROLINA
Mes
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 whomseever, renounce, release and forest relinquish unto the within named.
her interest and estate, and also all her right and claim of thouser, or, in or to air and singular the premises with
Given under my Hand and Scal, this
Protect Bunks for South Carolina
(Source Beign Toils Line Reserved For Lender and Recorder)

(150) (1433)



Secretary Company

Ser La

