prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays I ender 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 I ender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing I ender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as I ender 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 I ender 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:				
Edna L. Harris  Edna L. Harris  Elizabeth H. Fowler		anie	J. J. Lau	(Seal) —Borrower
0		•		(Seal) —Borrower
STATE OF SOUTH CAROLINA, Gre	enville		County ss:	
Before me personally appeared. within named Borrower sign, seal, and she with Elizabet  Sworn before me this	Edna L. Ha  Jas. her  h H. Fowler  day of Septe  (Seamission exp  -1989	arris	made oath thatshe iver the within written Mution thereof.	saw the ortgage; and that
STATE OF SOUTH CAROLINA,			County ss:	
I, Wanan Mortgagor  Mrs.  appear before me, and upon being voluntarily and without any compul relinquish unto the within named. her interest and estate, and also all mentioned and released.  Given under my Hand and Sea	, a Notary the wife of the privately and separation, dread or feather right and claim	Public, do hereby within named arately examined to any person where of Dower, of, in	oy me, did declare that nomsoever, renounce, relocution, its Successors or to all and singular the	she does freely, lease and forever and Assigns, all e premises within
	(\$c	al)		
Notary Public for South Carolina			. ·	•
	inace Relow This Line R	eserved For Lender and	Recorder)	
1	RECORDED	. ^^~	at 9:30 A.M.	11261
•				

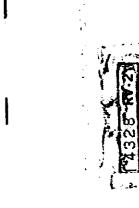






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\$7,594.80 Lot 88 First Second—St. Woodside Mills Village Simpsonville



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