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1558

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NOV 24 1981

ASSIGNMENT: FOR VALUE RECEIVED, the undersigned Woodruff Federal Savings & Loan Association hereby sets over, transfers and assigns unto (State Farm Fire and Casualty Company) its successors and assigns, together with the note hereby referred, this 15th day of November, 1981, in the presence of:

David Barry Sellers and  
Darla A. Sellers

WOODRUFF FEDERAL SAVINGS AND  
LOAN ASSOCIATION

TO  
PLEASE CALL 1-800-  
T. W. SWINK, ATTORNEY  
WOODRUFF, S.C.

MORTGAGE OF REAL ESTATE - 88  
16-21-684

Filed this 24th day of  
Nov. 19 81

recorded in Vol. 1558  
Page 365

Reg. Std. a 1-55 P.M.

Register of Mesne Conveyance  
for Greenville County,  
S.C.

\$59,000.00  
3.12 Acres Old Ansel School  
Oneal Tp.

Notary Public for South Carolina  
My Commission expires February 17, 1982  
at 1:55 P.M.  
NOV 24 1981  
Ann L. Jackson (Seal)  
Given under my Hand and Seal this 18th day of November, 1981.

Ann L. Jackson, Notary Public, do hereby certify unto all whom it may concern that David Barry Sellers, the wife of the within named, David Barry Sellers did this day 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 whatsoever, renounce, release and forever relinquish unto the within named Woodruff Federal Savings and Loan Association, its Successors and Assigns, all 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.

Before me personally appeared Arthur B. Sumner, and made oath that he saw the within named Borrower sign, seal, and as the act and deed, deliver the within written Mortgage; and that he, Arthur B. Sumner, witnessed the execution thereof.

Sworn before me this 18th day of November, 1981.  
Ann L. Jackson (Seal)  
Arthur B. Sumner (Seal)

IN WITNESS WHEREOF, Borrower has executed this Mortgage.  
Signed, sealed and delivered in the presence of:  
David Barry Sellers (Seal)  
Darla A. Sellers (Seal)

20. Assignment of Rights Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to the Lender the right to collect and retain such rents as they become due and payable under the terms 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. Lender shall have the right 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.

21. Future Advances. Upon request of the Lender, Lender at Lender's option prior to release of this Mortgage, may make Future Advances to the Borrower. Such Future Advances with interest thereon shall be secured by the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, covered the original amount of the Note plus \$5.

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 recording, if any.

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

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