NAUGLE, HORTON, GIBBES & CLARKSON, P.A.
SUITE 800, FIRST FEDERAL BUILDING
301 COLLEGE STREET
GREENVILLE, S.C. 29601

1808

STATE OF SOUTH CAROLINA,

79 COUNTY OF GREENVILLE

Helen M. Clarkson

To

South Carolina Federal
Savings & Loan Association

MORTGAGE

SATISFIED AND CANCELLED OF RECORD

Filed this 26th day of
R. M. C. for Greenville County, S. C.
At 3:00 o'clock P. M., February, 1982

at 4:36 o'clock P. M.,

and Recorded in Book 1496

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R. M. C. for Greenville County, S. C.

Greenville County, S. C.

$ 20,000.00
Lot 46, Collins Creek, Sec.

FILED
GREENVILLE, S.C.
MAR 17 2 50 PM '83
DONNIE S. TANKERSLEY
R.M.C.

SATISFIED AND CANCELLED OF RECORD
This 31st day of January, 1983
South Carolina Federal Savings & Loan Association
Witness:
Witness:

STATE OF SOUTH CAROLINA, County ss:

Before me personally appeared Elizabeth Dixon Mann and made oath that she saw the within named Borrower sign, seal and as its act and deed, deliver the within written Mortgage; and that she, with Other Witness witnessed the execution thereof.

Sworn to before me this 31st day of January, 1983.
Notary Public for South Carolina

In witness whereof, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

1496 402

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the property, and that the property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the property against all claims and demands, subject to any encumbrances of record.

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, and in addition to the rights of the Lender pursuant to paragraph 19 hereof, 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.

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 all sums secured by this Mortgage. This Mortgage shall become null and void, and Lender shall release this Mortgage within ninety days after Borrower shall pay all costs of recordation, if any.

22. Release. Upon payment of all sums secured by this Mortgage, 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:

Elizabeth Dixon Mann

Helen M. Clarkson

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY APPEARED BEFORE ME Elizabeth Dixon Mann and made oath that she saw the within named Helen M. Clarkson sign, seal and as her act and deed deliver the within written instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me this 17th day of March, 1983.

Notary Public for South Carolina
My Commission Expires: 10-9-90

MAR 17 1983
CCTO