

4326-17-2

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434590K  
AUG 11 1977  
St. Richard  
P. O. Box 4  
Greenville, S.C.

73 PAGE 412

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

CHARLIE CLARK 282243  
Mail-----TO

GREER FEDERAL SAVINGS AND  
LOAN ASSOCIATION  
107 Church Street  
Greer, South Carolina 29651

*Charles P. Hudson*  
Greer, S.C.

REAL ESTATE MORTGAGE

Filed for record in the Office of  
the R. M. C. for Greenville  
County, S. C., at 10:05 o'clock  
A. M. August 11, 1977  
and recorded in Real Estate  
Mortgage Book 1406  
at page 733

*James D. Hudson*  
R.M.C. for C. Co. S. C. RECORD

SATISFIED AND CANCELLED OF RECORD  
BY  
*James D. Hudson*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 12:43 O'CLOCK P. M. NO. 282243

\$4,750.00  
Lot 15, James St., Greer

State of South Carolina GREENVILLE  
County ss: *James M. Wapp*  
Chas. W. Ellis  
Before me personally appeared  
within named Borrower sign, seal, and as his  
act and deed, deliver the within written Mortgage; and that  
he with *Claude P. Hudson*  
witnessed the execution hereof.

WITNESSES:  
Borrower (Seal)  
Borrower (Seal)

in the presence of:  
*Charles P. Hudson*  
Signed, sealed and delivered  
APR 8 1981  
Great Federal Savings & Loan Assoc.  
Greer, S.C.

20. ASSIGNMENT OF RIGHTS, APPROVEMENT OR RECEIPT. 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 foreclosure 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.  
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, exceed the security of this Mortgage, except the original amount of the Note plus US \$ None.  
22. RELEASE. Upon payment of all sums secured by this Mortgage, the Mortgage shall become null and void, and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recording, filing, and recording in the public records. Lender hereby waives all right of borrower to rescind or annul this Mortgage.  
IN WITNESS WHEREOF, BORROWER has executed this Mortgage.

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