

BOOK 1585 PAGE 532

# MORTGAGE

Documentary Stamps are figured on the amount financed 15039.04

BOOK 85 PAGE 1938

THIS MORTGAGE is made this 14th day of October 1982, between the Mortgagor, Jack D. Gresham and Mattie B. Gresham (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender")

WHEREAS, Borrower is indebted to Lender in the principal sum of thirty-one thousand five hundred forty-two & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10/14/82 (herein "Note"), providing for monthly installments of principal and interest,

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.

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 US \$.

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 recording fees, if any.

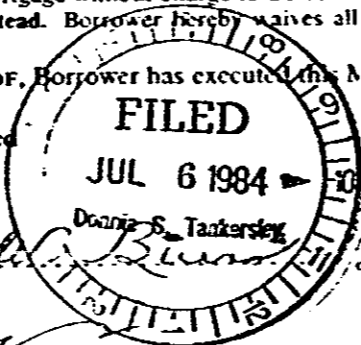
23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Marian G. [Signature]  
JUL 6 1984

[Signature]  
STATE OF SOUTH CAROLINA



Greenville

AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION

[Signature]

WITNESSES: Francis C. Strickland 679

Deanna A. Phillips

Jack D. Gresham (Seal)

Mattie B. Gresham (Seal)  
Borrower

