

1980

4328 RV-2

JUL 3 1980

GREENVILLE CO. S.C.

NOV 30 1980

WILLIAMS & HENRY, ATTYS.

PAID IN FULL

POINT TO POINT SAVINGS & LOAN ASSOCIATION

DATE 11-10-80 11:55

William D. Powell

Notary Public for South Carolina

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 8:56 o'clock A.M. July 19 80

and recorded in Real Estate Mortgage Book 1506

14955

14955

R.M.C. for G. Co., S.C.

ATTESTED AND CANCELLED UP RECORD

IN 14 PAYOR REAL 1980

AT 934 O'CLOCK P.M. NO. 14955

\$ 27,300.00

Lot 184 Babble Creek Dr. Sunny

Stops SEC. 3

538

1506 1506 1506

IN WITNESS WHEREOF, Borrower has executed this Mortgage. 23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property. Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any. 22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Mortgage, except the original amount of the Note plus US \$ 0. 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 only for those rents actually received. 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, 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 \$ 0. 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.

Signed, sealed and delivered in the presence of:

Angela D. Powell

BROWN ENTERPRISES OF S.C., INC. (Seal)

Robert A. Brown (Seal)

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Angela D. Powell, and made oath that she act and deed, deliver the within written Mortgage; and that within named Borrower sign, seal, and as witness the execution thereof.

Sworn before me this 19th day of July, 1980.

Notary Public for South Carolina, Commission Expires: 1/17/90

STATE OF SOUTH CAROLINA, Greenville County ss:

Given under my Hand and Seal, this 19th day of July, 1980.

Notary Public for South Carolina (Seal)

Recorded JULY 3, 1980 at 8:56 A.M.