

C. Elmore
E. RANDOLPH STONE
ATTORNEY AT LAW
GREENVILLE, S.C. APR 29 1977

X 20331
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Charles F. Sims, Jr.
and
Lewis C. Barker, Jr.

TO 31323

South Carolina Federal Savings
and Loan Association of RECORD
SATISFIED AND CANCELLED OF RECORD
BY DAY OF MONTH YEAR 1973
10 29 73

RECORDED
MAY 9 1973
O'CLOCK P.M. NO. 31323

Filed for record in the Office of
the R. M. C. for Greenville
County S.C. at 2:52 o'clock
P. M. April 29 1977

and recorded in Real Estate
Mortgage Book 1396
at page 128
R.M.C. for G. Co., S.C.

80 4652
\$ 48,750.00
Lot 5, Winchester Ct., Oaktree
Plaza, Mauldin

Y2483 012

FILED
GREENVILLE, S.C.
MAY 24 6 11 1973
BONNIE S. TANKERSLEY
R.M.C.

Charles F. Sims, Jr.
Lewis C. Barker, Jr.

31323
Sloan
VICE PRESIDENT

PAID AND
CANCELLED
1031

Signed, sealed and delivered
in the presence of:
IN WITNESS WHEREOF, Borrower has hereunto set his hand and seal this 29th day of April, 1977.

2.0000

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, when made, 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 Mortgage, exceed the original amount of the Mortgage, not including sums advanced in accordance with to protect the security of this Mortgage. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage with no charge to Borrower, lower costs of recordation, if any.

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage with no charge to Borrower, lower costs of recordation, if any.

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

24. Waiver of Homestead. Borrower hereby waives any right of homestead in the Property.

MAY 24 1973
Curtis Elmore Jr

131 1598 1973

1551

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