

1979

1. **ASSIGNMENT OF BENEFIT:** Borrower hereby assigns to Lender the right to receive all payments due or to become due under the terms of the Property, provided that Borrower shall pay to Lender the full amount of the Property, including the right to collect and retain such rents as may be received and paid.

2. **UPON ACCELERATION:** Upon acceleration under paragraph 15 hereof 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 these rents actually received.

3. **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 principal amount of the Note plus US \$ 00.

4. **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. Borrower shall pay all costs of foreclosure, if any.

5. **WARRANTY OF HOUSING:** Borrower hereby warrants all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered
in the presence of:

Glenda C. Belue

William G. Dobbins

Mildred M. Stroud

(Seal)

-Borrower

(Seal)

-Borrower

STATE OF SOUTH CAROLINA

GREENVILLE

County ss:

Before me personally appeared **Glenda C. Belue** and made oath that she saw the within named Borrower sign, seal, and as **HER** act and deed, deliver the within written Mortgage, and that she with **William G. Dobbins** witnessed the execution thereof.

Sworn before me this **19th** day of **January** 19**79**.

William G. Dobbins

Glenda C. Belue

Notary Public for South Carolina—My commission expires 8-27-80.

NO RENUNCIATION OF DOWER - FEMALE GRANTOR

STATE OF SOUTH CAROLINA,

County ss:

I, a Notary Public, do hereby certify that all whom it may concern that
Mrs. **Glenda C. Belue** the wife of the within named **William G. Dobbins** did this day
appear before me, and upon being privately and separately examined by me, did declare that she does freely,
voluntarily and without any compulsion, dread or fear of any person, whimsical, renounce, release and forever
relinquish unto the within named **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, its Successors
and Assigns, all her interest and estate, and also all her right and claim of Dower, claim or to all and singular the
premises within mentioned and released.

Given under my hand and Seal, this _____ day of _____, 19**79**.

(Seal)

Notary Public for South Carolina—My commission expires _____.

RECORDED: **JAN 22 1979** at **9:31 A.M.**

21-169

21-169
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MILDRED M. STROUD

Mail---TC

GREER FEDERAL SAVINGS AND
LOAN ASSOCIATION
107 Church Street
Greer, South Carolina 29611

REAL ESTATE MORTGAGE

9:31 AM
A. Jan. 22, 1979

1455

678

\$ 21,500.00

175 Ac. Carson Road

4323 RV-21