

MAR 29 1977
EDWARD R. HANER, ATTY.

BOOK 59 PAGE 520

*Over 100
Borrowings*

Perry S. Luthi 2769

To

Greer Federal Savings and Loan Association

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C., at 2:24 o'clock
P. M. March 29 1977
and recorded in Real - Estate
Mortgage Book 1392
at 8:20
Edward R. Haner
R.M.C. for G. Co., S.C.

REGISTER AND CANCELLER OF RECORD
The County of Outey
Hanover at 11:00 AM
R. M. C. FOR GREENVILLE COUNTY
AT 11:00 O'CLOCK P. M. NO. 2769

\$49,500.00

Cor. Perkins Mill Rd. & Gurley Ave.

Before me personally appeared *Hancy J. Pettit* and made oath that she saw the act and deed, deliver the within written Mortgage; and that she along with *Edward R. Haner* witnessed the execution thereof.

State of South Carolina
GREENVILLE
County ss: *Greene*
Edward R. Haner
Hancy J. Pettit
John G. Cheros, Attorney
WITNESSES:
Burgess H. Fountain
James H. Fountain
Walter H. Fountain
in the presence of:

23. WAIVER OF HOMESTEAD. Borrower hereby waives all right of homestead exemption in the Property.
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.
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 \$ _____.
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.
19. UPON ACCELERATION UNDER PARAGRAPH 18 HEREOF OR ABANDONMENT OF THE PROPERTY, LENDER SHALL BE ENTITLED TO HAVE A RECEIVER APPOINTED BY A COURT TO COLLECT 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 \$ _____.
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23. WAIVER OF HOMESTEAD. Borrower hereby waives all right of homestead exemption in the Property.

REC'D 1392 2:53:823

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