

1357 756

W U U C

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 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 costs of recordation, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead in the Property, and agrees that Lender shall release this Mortgage without charge to Borrower. AND THE CLERK OF THE COURT IS REQUESTED TO CANCEL THIS MORTGAGE.

IN WITNESS WHEREOF, Borrower has executed this Mortgage, of record this 27th day of Dec 1979

Patricia H. Maroska
Patricia H. Maroska, President

George S. Maroska
George S. Maroska, President

W. Daniel Johnson
W. Daniel Johnson

Elizabeth G. Johnson
Elizabeth G. Johnson

Before me personally appeared *W. Daniel Johnson*, Daniel Xarborough, did make oath that he saw the within named Borrower sign, seal, and as the act and deed, deliver the within written Mortgage, and that he, with Elizabeth G. Johnson, witnessed the execution thereof.

Sworn before me this 9th day of January, 1979.

Elizabeth G. Johnson
Elizabeth G. Johnson (Seal)

My Commission expires 5-1979

STATE OF SOUTH CAROLINA, Greenville County ss:

I, Elizabeth G. Johnson, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Patricia H. Maroska, the wife of the within named George S. Maroska, 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 whomsoever, renounce, release and forever relinquish unto the within named S. C. Federal Savings & Loan Association and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.

(Given under my Hand and Seal, this 9th day of January, 1979)

Patricia H. Maroska
Patricia H. Maroska (Seal)

My Commission expires 5-19-79.

STATE OF SOUTH CAROLINA, Greenville County ss:

RECORDED JAN 12 76 AT 2:07 P.M. 17734

PAID \$ 3.50 TO 21365
RECORDING FEE 3-14-80

South Carolina Federal Savings and Loan Association
Patricia H. Maroska
George S. Maroska

REAL ESTATE MORTGAGE

Filed for record in the Office of the R. M. C. for Greenville County, S. C. at 2:07 o'clock P.M. Jan. 12, 1976 and recorded in Real Estate Mortgage Book 1357 at page 753

W. Daniel Johnson
W.D.C. for G. Co., S. C.

ATTESTED AND CANCELLED OF RECORD
Patricia H. Maroska
Patricia H. Maroska, President
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:40 O'CLOCK P.M. NOV 21 1979

\$ 36,000.00
Lot 92, Creekwood Ct., Forrest Woods, Sec. IIM Mauldin

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY OF GREENVILLE
GREENVILLE, GEORGE S. MAROSKA and PATRICIA H. MAROSKA
JAN 12 1976
17734 X

FILED
GREENVILLE CO. S. C.
JAN 7 4 40 PM '80
DONNIE S. TAYLOR
R. M. C. CLERK

4328 RV-2

0929

BOOK PAGE 929