

18806

RAID AND FULLY SATISFIED THIS

18th day of December 1984

SECURITY FEDERAL SAVINGS AND LOAN

ASSOCIATION OF SOUTH CAROLINA

AS A CONDITION OF THE

ASSIGNMENT OF RIGHTS

AND APPOINTMENT OF RECEIVER

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prior to entry of judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage, the Note and any other covenants or agreements of Borrower contained in this Mortgage; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage and in enforcing Lender's remedies as provided in paragraph 18 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower gives such assurance as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. In such event, and if by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

Assignment of Rights: Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to the receiver of the Property provided that Borrower shall, prior to acceleration under paragraph 18 hereof or acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by court to take possession of and manage the Property and to collect the rents of the Property. All rents collected by the receiver shall be applied first to payment of the costs of collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds, and then to the sums secured by this Mortgage. The receiver shall be liable to account to the court for its actions.

Each Future Advance, with interest thereon, shall be secured by this Mortgage when made. At no time shall the principal amount of the Note plus US\$ _____ be secured by this Mortgage. Borrower shall pay all costs of recordation, if any, and shall pay all taxes and other charges in accordance herewith to protect the security of this Mortgage. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Nancy K. Howard
Ronald J. Jelle

Timothy J. Berkesch
Martha D. Berkesch

Dec 21 2 34 PM 1984
 FILED
 GREENVILLE CO. S.C.
 DONNIE S. JAMES
 R.M.C.
 (Seal)
 -Borrower

BOOK 87 PAGE 1724
 MORTGAGE
 BOOK 1557 PAGE 523

THIS MORTGAGE is made this 4th day of November 1981, between the Mortgagees Timothy J. Berkesch & Martha Berkesch (herein "Borrower"), and the Mortgagee Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, S.C. (herein "Lender").

WHEREAS, Borrower has borrowed to Lender in the principal sum of Six Thousand Five Hundred... Dollars, which indebtedness is evidenced by Borrower's note & no/100 (\$6,500.00) dated November 4, 1981 (herein "Note"); providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1986.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this