

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 \$ none.

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 exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

R. C. Ayers  
Will H. McPherson

Richard L. Ayers (Seal)  
Richard L. Ayers -Borrower  
\_\_\_\_\_ (Seal)  
-Borrower

Highway 14  
Simpsonville, S. C.  
Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:  
Before me personally appeared the undersigned  
and made oath that he saw the within named Borrower sign, seal, and as his act and deed,  
deliver the within written Mortgage; and that he with WILLIAM H. McPHERSON  
witnessed the execution thereof.

Sworn before me this 18th day of May 19 73

Will H. McPherson (Seal)  
Notary Public for South Carolina  
My commission expires: 4/7/80

R. C. Ayers

STATE OF SOUTH CAROLINA, GREENVILLE County ss:  
I, WILLIAM H. McPHERSON, a Notary Public, do hereby certify

all whom it may concern that Mrs. RUTH R. AYERS  
the wife of the within named Richard L. Ayers  
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 whomso-  
ever, renounce, release and forever relinquish unto the within named Security Federal Savings  
Its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, or,  
and Loan Association  
in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 18th day of May, 1973.

Will H. McPherson (Seal)  
Notary Public for South Carolina  
My commission expires: 4/7/80

Ruth R. Ayers

Recorded May 21, 1973 at 10:11 A. M., # 33147

EDWARDS & McPHERSON

EDWARDS & McPHERSON

RECORDING FEE  
PAID \$ 3.50  
MAY 21 1973

33147 X

Filed for record in the Office of  
the R. M. C. for Greenville  
County, S. C., at 10:11 A.M. on  
May 21, 1973  
and recorded in Real Estate  
Mortgage Book 1278  
at page 17  
R. M. C. for U. S. S. C.