

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 \$ -0-

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:

*Sandra J. Clary*  
*Jack H. Mitchell III*

*Jimmy Leon Nixon* (Seal)  
Jimmy Leon Nixon - Borrower  
*Nancy B. Nixon* (Seal)  
Nancy B. Nixon - Borrower

8 Ellesmere Drive  
Greenville, South Carolina  
Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:  
Before me personally appeared Jack H. Mitchell, III and made oath that he saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that he with Sandra J. Clary witnessed the execution thereof.  
Sworn before me this 11 day of January 19 74

*Sandra J. Clary* (Seal)  
Notary Public for South Carolina  
My Commission Expires: 1/12/81

*Jack H. Mitchell III*  
Jack H. Mitchell, III

STATE OF SOUTH CAROLINA, GREENVILLE County ss:  
I, Sandra J. Clary, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Nancy B. Nixon the wife of the within named Jimmy Leon Nixon 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 The South Carolina National Bank Its Successors 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 11 day of January, 1974

*Sandra J. Clary* (Seal)  
Notary Public for South Carolina  
My Commission Expires: 1/12/81

*Nancy B. Nixon*  
Nancy B. Nixon  
RECORDED JAN 14 1974

Lot 261 ELLESMERE Dr.  
Del Norte Ests, Sec II

25,950.00

R.M.C. for G. Co., S. C.

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 12:00 o'clock P. M. Jan 14 19 74  
Mortgage Book 1299  
Page 617

MORTGAGE OF REAL ESTATE

*46 3793*

The South Carolina National Bank, P. O. Box 168 Columbia, South Carolina

to

Jimmy Leon Nixon and Nancy B. Nixon

COUNTY OF GREENVILLE X 17651

STATE OF SOUTH CAROLINA

RECORDING FEE JAN 14 1974 5-10-74  
PAID \$ 3.50  
JOHN M. DILLARD, V.A.