

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 recording, 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
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 the within named Mrs. Nancy B. Nixon that she 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 Bank 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
Commission Expires: 1/12/81

Nancy B. Nixon
Nancy B. Nixon
17651

RECORDED JAN 12 1974
RE-RECORDED JAN 21 '74 18271

RECORDING FEE JAN 14 1974 5-10.40
PAID \$ 3.50
JOHN K. DILLARD, P.A.
RECORDING FEE SOUTH CAROLINA
PAID \$ 18271
GREENVILLE 17651
X 18271 X

Filed for record in the Office of the R. M. C. for Greenville County, S. C. at 12:08 clock P. M. Jan 12 19 74
617 203
R.M.C. for G. Co., S. C.
25,950.00
Lot 261 Ellesmere Dr.
Del Norte Ests, Sec II
Lennie J. Jacobson

MORTGAGE OF REAL ESTATE
The South Carolina National Bank, P. O. Box 168 Columbia, South Carolina
to
Jimmy Leon Nixon and Nancy B. Nixon
34 3793