

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 \$

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 reconduction, 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:

*Juanice G. King*  
*Clifford F. Gaddy*

*Emmitt L. Simmons, Jr.* (Seal)  
Emmitt L. Simmons, Jr. — Borrower

*Wanda B. Simmons* (Seal)  
Wanda B. Simmons — Borrower

Lot 19, Sec. 1, Richmond Hills

Greenville, South Carolina  
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared *Juanice G. King* and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with *Clifford F. Gaddy, Jr.* witnessed the execution thereof.

Sworn before me this 7th day of June 1974.

*Clifford F. Gaddy, Jr.* (Seal)  
Notary Public for South Carolina  
My Commission expires: 4/7/79

*Juanice G. King*

STATE OF SOUTH CAROLINA, Greenville County ss:

I, *Clifford F. Gaddy, Jr.*, a Notary Public, do hereby certify unto all whom it may concern that *Wanda B. Simmons* the wife of the within named *Emmitt L. Simmons, Jr.* 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 whatsoever, renounce, release and forever relinquish unto the within named **Aiken-Speir, Inc.** 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 with her interest and released.

Given under my Hand and Seal this 7th day of June 1974.

*Clifford F. Gaddy, Jr.* (Seal)  
Notary Public for South Carolina  
My Commission expires: 4/7/79

*Wanda B. Simmons*  
Wanda B. Simmons

RECORDED JUN 10 1974

31430

\$ 28,300.00  
Lot 19 Sec. 1 Lynchburg Dr.  
"Richmond Hills"

Filed for record in the Office of  
the R. M. C. for Greenville  
County, S. C. at 10:32  
A. M. June 10 1974  
and recorded in Real Estate  
Mortgage Book 1313  
at Page 137  
R.M.C. for Greenville, S.C.

MAIL TO  
GADDY & DAVENPORT  
P. O. BOX 10267  
GREENVILLE, S. C.

X 31430

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2-RV-2 4328