

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 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:

Patrick H. Grayson, Jr.

Mary S. Martin

Ricky A. Setzer (Seal)
Ricky A. Setzer — Borrower

Sue Lynn Setzer (Seal)
Sue Lynn Setzer — Borrower

110 Bridgeton Drive

Greenville, South Carolina 29607

Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared Mary S. Martin 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 she with Patrick H. Grayson, Jr. witnessed the execution thereof.

Sworn before me this 20th day of December 19 74.

Patrick H. Grayson, Jr. (Seal)

Mary S. Martin

Notary Public for South Carolina

My Commission Expires: Nov. 19, 1979

STATE OF SOUTH CAROLINA, Greenville County ss:

I, Patrick H. Grayson, Jr., a Notary Public, do hereby certify unto all whom it may concern that Mrs. Sue Lynn Setzer the wife of the within named Ricky A. Setzer

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 20th day of December 19 74.

Patrick H. Grayson, Jr. (Seal)

Sue Lynn Setzer
Sue Lynn Setzer

My Commission Expires: Nov. 19, 1979

RECORDED DEC 23 '74 15309

RECORDING FEE
\$3.50

Series, borrower and grantor

DEC 23 1974 15:309

Sue Lynn Setzer +
Ricky A. Setzer
To
S. C. N. Bank

Filed for record in the office of
the R. M. C. for Greenville
County, S. C., at 1:22 P.M.
Dec. 23, 1974
and recorded in Real Estate
Mortgage Book 1330
at page 267
R.M.C. for G. Co., S. C.

Lot 72 "Stratton Place"

\$ 70,000.00

4328 RV-2