

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:

*Deborah O. Bagwell*  
*Gerald Reese*

*W. M. Peace* (Seal) —Borrower  
..... (Seal) —Borrower

Manley Street and Near Pickens  
County Country Club, Easley, S.C.  
Property Address

STATE OF SOUTH CAROLINA, Pickens County ss:  
Before me personally appeared Deborah O. Bagwell  
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 Gerald Reese witnessed the execution thereof.  
Sworn before me this 23rd day of December 19 74.

*Gerald Reese* (Seal) *Deborah O. Bagwell*  
Notary Public for South Carolina  
My Commission Expires June 13, 1982

STATE OF SOUTH CAROLINA, Pickens County ss:  
I, Gerald Reese, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Martha W. Peace the wife of the within named W. M. Peace 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 Home Building & Loan Assn 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 23rd day of December, 19 74.  
*Gerald Reese* (Seal) *Martha W. Peace*  
Notary Public for South Carolina

RECORDED JAN 13 '75 16528 At 10:31 A.M.

124 Mortgage of Real Estate  
Filed this 24th day of Dec. A.D., 1974  
and recorded in Vol. 12-X Page 124  
Fee, \$  
For Pickens County S. C.  
Register of Mesne Conveyances  
\$ 23,000.00  
Part Lots 6 & L Blk 6 Manly St  
Boyce Addition Tract  
Pickens County  
*Boyleville 29.*

HOME BUILDING & LOAN ASSOCIATION  
EASLEY, SOUTH CAROLINA  
FILED  
DEC 24 1974  
OFFICE OF CLERK  
TO OF COURT  
PICKENS, S. C.  
M. M. PEACE  
F. GRIFFIN  
JAN 13 1975  
State of South Carolina  
COUNTY OF PICKENS 16528

RESE

2-AV 8234