

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 \$ none.

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:

*Robin D. Smith*  
*Louise D. Dill*

*James E. McClain* (Seal)  
James E. McClain —Borrower  
(Seal)  
—Borrower

Lot 99, Greer Mill Village  
Greer, South Carolina  
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:  
Before me personally appeared Robin G. Smith  
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 Louise D. Dill  
witnessed the execution thereof.  
Sworn before me this 13<sup>th</sup> day of February 1975

*Louise D. Dill* (Seal)  
Notary Public for South Carolina  
*Robin D. Smith*

STATE OF SOUTH CAROLINA, Greenville County ss:  
I, Inez M. Satterfield, a Notary Public, do hereby certify unto  
all whom it may concern that Mrs. Thelma B. McClain  
the wife of the within named James E. McClain  
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 whomso-  
ever, renounce, release and forever relinquish unto the within named Family Federal  
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 13<sup>th</sup> day of February 1975  
*Inez M. Satterfield* (Seal)  
Notary Public for South Carolina  
My commission expires March 1, 1983  
*Thelma B. McClain*  
Thelma B. McClain

RECORDED FEB 24 '75 19715 At 2:08 P.M.

Filed for record in the Office of  
the R. M. C. for Greenville  
County, S. C. at 2:08 o'clock  
P. M. Feb. 24, 1975  
and recorded in Book 1333  
at Page 703  
R.M.C. REC'D & FILED

\$ 4,930.00  
Lot 99(No.1) BoBo St.  
Greer Mill Village, Greer

FEB 24 1975  
X 19715X

2-AV 8284