

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:

Thayer F. Grumbire
Donna A. Kerns

Thayer F. Grumbire (Seal)
—Borrower

(Seal)
—Borrower

227 Lake Fairfield Drive

Greenville, South Carolina
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:
Before me personally appeared *Thayer F. Grumbire*
and made oath that he saw the within named Borrower sign, seal, and as her act and deed,
deliver the within written Mortgage; and that he with *Donna A. Kerns*
witnessed the execution thereof.
Sworn before me this *9th* day of *April*, 19*75*.

Donna A. Kerns (Seal)
Notary Public for South Carolina
DOWER NOT APPLICABLE - FEMALE MORTGAGOR

Thayer F. Grumbire

STATE OF SOUTH CAROLINA, County ss:
I, _____ a Notary Public, do hereby certify unto
all whom it may concern that Mrs. _____
the wife of the within named _____
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 _____
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 _____ day of _____, 19 _____.

(Seal)
Notary Public for South Carolina

RECORDED APR 9 '75 At 2:40 P.M. # 23356

\$ 30,800.00
Lot 78 & pt Lot 79 Lake Fairfield
Dr. Sec. 1 Lake Forest

RECORDED IN THE OFFICE OF
THE CLERK OF THE COURT OF
SOUTH CAROLINA
APR 11 9, 1975
1336
615

RECORDED FEE
PAID \$ 3.50

APR 9 1975

X 23356 X

1195

2-AV 8264