

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 home-lead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Deborah St. Garrison
Nate K. Clark

Ronald G. Bailey (Seal) - Borrower
Wylene E. Little (Seal) - Borrower

Rosewood Drive

Mauldin, South Carolina 29662
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:

Before me personally appeared the undersigned witness 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 he with the other witness subscribed above witnessed the execution thereof.

Sworn before me this 26th day of August 19 75.

Nate K. Clark (Seal)
Notary Public for South Carolina
My Comm. expires 4/7/79

Deborah St. Garrison
RONALD GENE BAILEY UNMARRIED

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 whomsoever, 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 AUG 26 '75 At 4:57 P.M.

5174

POSTAGE PAID 10

AUG 26 1975
RECORDING FEE
PAID \$ 3.50

51672
5174

Paul K

Filed for record in the Office of
R. M. C. for Greenville
County, S. C. at 4:57 P.M.
P. M. Aug. 26, 1975
and recorded in Book 1367
Mortgage Book 1347
at Page 38
R.M.C. for G. Co., S. C.

\$ 17,750.00
Lot 91, Rosewood Dr. Pine Brook Forest
#1637

4328 RW-2