

21. Future Advances. Upon request of TIG, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to TIG. 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.

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 Mortgagor or TIG. Mortgagor and TIG shall pay all costs of recordation, if any.

23. Waiver of Homestead. Mortgagor hereby waives all right of homestead exemption in the Property.

24. Deficiency. Mortgagor shall not be liable to Lender for any sum hereunder in excess of the proceeds realized from the within property, whether by foreclosure or otherwise.

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