

rents of the Property including those just due. All rents received 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 these 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:

John P. Mann
Patricia S. Plowden

John M. Sawyer (Seal)
JOHN M. SAWYER —Borrower
Ruby E. Sawyer (Seal)
RUBY E. SAWYER —Borrower

Route #5, Old Mill Estates
Taylors, South Carolina 29687
Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
Before me personally appeared Patricia S. Plowden
and made oath that he saw the within named Borrower sign, seal, and as act and deed,
deliver the within written Mortgage; and that he with John P. Mann
witnessed the execution thereof.

Sworn before me this April 19 75
John P. Mann
Notary Public for South Carolina
My Commission Expires: 5/19/79
Patricia S. Plowden

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
I, John P. Mann Notary Public, do hereby certify unto
all whom it may concern that Mrs Ruby E. Sawyer
the wife of the within named John M. Sawyer
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 Collateral Investment Company,
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 April 19 75
John P. Mann
Notary Public for South Carolina
My Commission Expires: 5/19/79
Ruby E. Sawyer
RUBY E. SAWYER

REC'D APR 4 75 At 3:10 P.M. # 22927

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 22927	John P. Mann John M. Sawyer Ruby E. Sawyer TO Collateral Investment Company	REAL ESTATE MORTGAGE APR 4, 1975 3:10 P.M. 213 1336	\$37,200.00 Lot 39 Mill Pond Court "Old Mill Ests."
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