

1305 730

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 \$ -0-

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:

Susan T. Williams  
W.D. Richard

James A. Bruerton, III (Seal) - Borrower  
Linda A. Bruerton (Seal) - Borrower

102 Montclair Road

Mauldin, South Carolina  
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:  
Before me personally appeared William D. Richardson 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 Susan T. Williams witnessed the execution thereof.  
Sworn before me this 29th day of March, 1974.

Susan T. Williams (Seal)  
Notary Public for South Carolina

W.D. Richard

RECORDING FEE  
APR 1 1974  
294355

STATE OF SOUTH CAROLINA, Greenville County ss:  
I, Susan T. Williams, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Linda A. Bruerton the wife of the within named James A. Bruerton, III 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 James A. Bruerton, III, 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 29th day of March, 1974.

Susan T. Williams (Seal)  
Notary Public for South Carolina

Linda A. Bruerton

APR 1 1974  
294355  
MAY 20 1974  
294500

RECORDED APR 1 1974 24355  
RE - RECORDED MAY 20 1974 29450

RE RECORD  
Filed for record in the Office of  
the R. M. C. for Greenville  
County, S. C. at 9:48 a.m.  
A. M. April 1, 1974  
and recorded in Real Estate  
Mortgage Book 1305  
at page 747  
James D. Jarboe  
R.M.C. for G. Co., S. C.

23,800.00  
Lot 38, R/W Montclair Rd,  
Montclair-Sec III

James A. Bruerton, III  
and Linda A. Bruerton  
To  
Carroll-Bruerton Co.

1310 838

4328 RV-2