

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 homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Wade T. Crowe III
Elizabeth H. Oates

Thomas R. Irby (Seal) - Borrower
Elizabeth H. Oates (Seal) - Borrower

Pearson Road, Belton, S.C.

Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:
Before me personally appeared Elizabeth H. Oates 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 Wade T. Crowe III witnessed the execution thereof.
Sworn before me this 22nd day of July 1974

Wade T. Crowe III (Seal)
Elizabeth H. Oates
Notary Public for South Carolina

My Commission Expires Nov. 15, 1981
STATE OF SOUTH CAROLINA, Greenville County ss:
I, Wade T. Crowe III, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Shelby Jean Irby the wife of the within named Thomas R. Irby 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 22nd day of July, 1974

Wade T. Crowe III (Seal)
Shelby Jean Irby
Notary Public for South Carolina

My Commission Expires Nov. 15, 1981

RECORDED JUL 24 '74 2300

RECORDING FEE PAID \$ 3.50

X 2300X

Hill James & Wyatt
State of South Carolina
GREENVILLE
COUNTY OF PICKENS

THOMAS R. IRBY

TO

HOME BUILDING & LOAN ASSOCIATION
EASLEY, SOUTH CAROLINA

Mortgage of Real Estate

Filed this 22th day of July A.D., 1974 and recorded in Vol. 1317 Page 449
Fee, \$Pd. at 11:32 A.M.

Register of Meane Conveyances

Greenville
For Pickens County S. C.

\$25,000.00

5.33 Acres Fork Shoals Rd.

4328 RV-2