

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:

W. Allen Reese

R. C. Ayers (Seal)
R. C. Ayers — Borrower

Barbara H. Cobb

(Seal)
— Borrower

Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

Before me personally appeared Barbara H. Cobb

and made oath that he saw the within named Borrower sign, seal, and as his act and deed, deliver the within written Mortgage; and that he with W. Allen Reese witnessed the execution thereof.

Sworn before me this 30th day of October 19 73

W. Allen Reese (Seal)

Barbara H. Cobb

Notary Public for South Carolina

My Commission Expires: 11/23/80.

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, W. Allen Reese, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Mabel Ayers the wife of the within named R. C. Ayers

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 Security Federal Savings & Loan Assoc. 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 30th day of October, 1973

W. Allen Reese (Seal)
Notary Public for South Carolina

Mabel B. Ayers

OCT 30 1973

11845

21,200.00
Lot 2, Brown Rd.

REAL ESTATE MORTGAGE

R.M.C. for G. Co., S. C.

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 3:42 o'clock P.M. Oct. 30, 1973 and recorded in Real - Estate Mortgage Book 1294 at page 187

Security Federal Savings & Loan Assoc.

to

R. C. Ayers

RECORDED
YOUNG REESE & COFFIELD 8-18
OCT 30 1973
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
11845

2-M 9334

BR 10