

1345 232

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 \$ NONE

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:

Suzette Hannon
W.M. Reid

William Frank Carlton (Seal)
W. Frank Carlton —Borrower

Rebecca Ann Carlton (Seal)
Rebecca Ann Carlton —Borrower

Corner of Pelham Street and
Carey Ave., City of Greer, S. C.
Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
Suzette Hannon

Before me personally appeared 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 W. M. Reid witnessed the execution thereof.

Sworn before me this 1st day of August 1975.

W.M. Reid (Seal)
Notary Public for South Carolina

Suzette Hannon

My commission expires: September 11, 1984
STATE OF SOUTH CAROLINA, GREENVILLE County ss:

I, W. M. Reid, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Rebecca Ann Carlton the wife of the within named W. Frank Carlton 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 Family Federal 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 1st day of August 1975.

W.M. Reid (Seal)
Notary Public for South Carolina

Rebecca Ann Carlton
Rebecca Ann Carlton

My commission expires: September 11, 1984

RECORDED AUG 1 '75 At 3:18 # 2896

\$ 20,000.00
Lot Pelham St. Greer
Chick Spgs Tp

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C., at 3:18
P.M. August 1975
and recorded in Real Estate
Mortgage Book 2345
at page 229
R.M.C. for Greenville, S. C.

Misc to: 128915 X
Family Federal
Greer, S.C. 29607

3328 RV-2