

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 \$ -8-

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 home-stead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Sandra J. Clary
Jack H. Mitchell III

Glenn C. Watkins (Seal) —Borrower
Betty B. Watkins (Seal) —Borrower

Lot 59, New Dunham Bridge Road
Vardry Vale Subdivision
Greenville, South Carolina 29611
Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
Before me personally appeared Jack H. Mitchell, III
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 Sandra J. Clary witnessed the execution thereof.
Sworn before me this 3 day of May 19 74.

Sandra J. Clary (Seal)
Notary Public for South Carolina
My Commission Expires 1/12/81

Jack H. Mitchell III

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
I, Sandra J. Clary, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Betty B. Watkins the wife of the within named Glenn C. Watkins 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 Carolina Federal Savings & Loan Association 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 3 day of May, 19 74.

Sandra J. Clary (Seal)
Notary Public for South Carolina
My Commission Expires: 1/12/81

Betty B. Watkins
Betty B. Watkins

RECORDED MAY 6 1974 27892

Carolina Federal Savings & Loan Association

TO

Glenn C. Watkins and Betty B. Watkins

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN M. DILLARD, P.A.
MAY 6 1974
27892

MORTGAGE OF REAL ESTATE

Filed for record in the Office of the R. M. C. for Greenville County, S.C. on 11:01 o'clock A.M. May 6 19 74 and recorded in Real Estate Mortgage Book 1309 at Page 363
R.M.C. for C Co., S. C.

\$ 21,100.00
Lot 59 New Dunham Bridge Road
Vardry Vale, Sec. 1