

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:

Bill B. Bozeman
Mary S. Martin

Everett J. Talbot (Seal) — Borrower
Katrinka L. Talbot (Seal) — Borrower

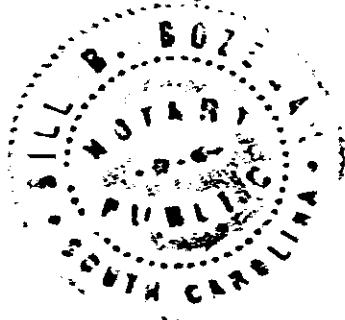
205 Melbourn Lane
Greenville, South Carolina 29607
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:
Before me personally appeared Mary S. Martin
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 Bill B. Bozeman
witnessed the execution thereof.
Sworn before me this 11th day of December 1973.

Bill B. Bozeman (Seal) Mary S. Martin
Notary Public for South Carolina
My Commission Expires: Aug. 14, 1979

STATE OF SOUTH CAROLINA, Greenville County ss:
I, Bill B. Bozeman, a Notary Public, do hereby certify unto
all whom it may concern that Mrs. Katrinka L. Talbot
the wife of the within named Everett J. Talbot
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 whomso-
ever, renounce, release and forever relinquish unto the within named Aiken-Speir, Inc.,
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 11th day of December, 19 73.
Bill B. Bozeman (Seal) Katrinka L. Talbot
Notary Public for South Carolina
My Commission Expires: Aug. 14, 1979



31,050.00
Lot 71, Wellington Green

RECORDED DEC 13 '73

15323

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 10:38 a.m.
A. M. Dec. 13 19 73
and recorded in Real Estate
Mortgage Book 1297
at page 111

Everett J. Talbot
Katrinka L. Talbot
Aiken-Speir, Inc.

RECORDED
DEC 13 1973
15323
E. A.
Bozeman and Grayson, Attorneys