

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:

Justin C. Latimer (Seal) Barbara Thompson (Seal)
Clarence E. Baston (Seal) Sheron A. Baston (Seal)
-Borrower -Borrower

Sheron G. Baston

Property Address

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
Before me personally appeared Barbara Thompson
and made oath that she saw the within named Borrower sign, seal, and as their act and deed, deliver the within written Mortgage; and that she with Austin C. Latimer witnessed the execution thereof.
Sworn before me this 28th day of March 19 74

Justin C. Latimer (Seal) Barbara Thompson
Notary Public for South Carolina
My commission expires: 10/20/79

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
I, Austin C. Latimer, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Sheron G. Baston the wife of the within named Clarence E. Baston 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 Wachovia Mortgage Company 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 28th day of March, 1974

Justin C. Latimer (Seal) Sheron A. Baston
Notary Public for South Carolina

33,200.00
Lot 121, Springvale Dr.
Holly Springs, Sec 2,
Mauldin

My commission expires: 10/20/79

RECORDED MAR 29 '74
Filed for record in the Office of the R. M. C. for Greenville County, S. C. on 3:29 o'clock P. M. March 29th 19 74 and recorded in Real Estate Mortgage Book 1305 page 599 R.M.C. for G. Co., S. C.

24248
Wachovia Mortgage Co. REAL ESTATE MORTGAGE
Clarence E. Baston and Sheron A. Baston

RECORDING FEE PAID \$ 3.50
MAR 29 1974
5-13-28