

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:

David H. Wilkins

Kerry L. Avant (Seal) - Borrower

Genobia C. Hall

(Seal) - Borrower

Lot 81, Sunset Drive
Sunset Hills
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:
Before me personally appeared Genobia C. Hall
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 she with David H. Wilkins
witnessed the execution thereof.
Sworn before me this 17 day of May 19 74.

David H. Wilkins (Seal)
Notary Public for South Carolina
MY COMMISSION EXPIRES
JANUARY 11, 1982

STATE OF SOUTH CAROLINA, Greenville County ss:
I, a Notary Public, do hereby certify unto
all whom it may concern that Mrs. MORTGAGOR, NOT MARRIED,
the wife of the within named Kerry L. Avant
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 and 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 day of May, 19 74.

(Seal)
Notary Public for South Carolina

RECORDED MAY 17 '74 29181

WILKINS & WILKINS ATTY'S.
MAY 17 1974
KERRY L. AVANT
TO
CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION
MORTGAGE OF REAL ESTATE

Filed for record in the Office of the R. M. C. for Greenville County, S. C., at 12:32 P.M. May 17, 1974 and recorded in Real Estate Mortgage Book 1310 at page 741 R.M.C. for G. Co., S. C. \$ 19,000.00 Lot 81 Sunset Dr. Sunset Hills

0744