

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:

Wade T. Crowe III
Elizabeth H. Oates

Clarence T. Bowen Jr. (Seal) - Borrower
Judith H. Bowen (Seal) - Borrower

Property Address

STATE OF SOUTH CAROLINA, Pickens County ss:
Before me personally appeared Elizabeth H. Oates
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 Wade T. Crowe III witnessed the execution thereof.

Sworn before me this 15th day of November 1974

Wade T. Crowe III (Seal)
Notary Public for South Carolina
My Commission Expires: 15 Nov. 1981

Elizabeth H. Oates

STATE OF SOUTH CAROLINA, Pickens County ss:
I, Wade T. Crowe III, a Notary Public, do hereby certify unto all whom it may concern that Mrs. Judith G. Bowen the wife of the within named Clarence T. Bowen, Jr. 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 Home Building & 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 15th day of November, 1974.

Wade T. Crowe III (Seal)
Notary Public for South Carolina
My Commission Expires: 15 Nov. 1981

Judith H. Bowen 13219

RECORDED NOV 25 '74 NOV 25 1974

350
State of South Carolina
GREENVILLE
COUNTY OF PICKENS
NOV 25 1974

Clarence T. Bowen, Jr. and Judith G.

Bowen

TO

HOME BUILDING & LOAN ASSOCIATION

EASLEY, SOUTH CAROLINA

Mortgage of Real Estate

Filed this NOV 25 1974 25th day

of November AD, 1974

and recorded in Vol. 1328 Page 355

Fee, \$ Pd. at 2:30 P.M.

Register of Morsne Conveyances

For Pickens County S. C.
Greenville

\$41,800.00

for 28 table 22. per man sh.
No. II Bills book a new