

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:

W. W. Wilkins

Donald E. Baltz

James L. Coggins (Seal)
James L. Coggins — Borrower

Janice D. Coggins (Seal)
Janice D. Coggins — Borrower

Property 30 Willowbrook Drive

STATE OF SOUTH CAROLINA, Greenville County ss:
Before me personally appeared Donald E. Baltz
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 W. W. Wilkins witnessed the execution thereof.

Sworn before me this 4 day of JUNE 19 75

W. W. Wilkins (Seal)
Notary Public for South Carolina
Donald E. Baltz

STATE OF SOUTH CAROLINA, GREENVILLE County ss:
I, *W. W. Wilkins*, a Notary Public, do hereby certify unto all whom it may concern that Mrs. JANICE D. COGGINS the wife of the within named JAMES L. COGGINS 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 NORTH-CAROLINA-NATIONAL Its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower, of BANK in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this 4 day of JUNE, 1975.

W. W. Wilkins (Seal)
Notary Public for South Carolina
Janice D. Coggins

28621

RECORDED JUN 5 '75 At 9:52 A.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAMES L. COGGINS
JANICE D. COGGINS
TO
NORTH CAROLINA NATIONAL
BANK

MORTGAGE OF REAL ESTATE

Filed for record in the office of
the R. M. C. for Greenville
County, S.C. at 9:52 A.M. on
June 5, 1975
and recorded in Book 1240
Mortgage Book 1240
at page 929

\$ 39,950.00
Lot 30 Brookside, Sec. 2

R.M.C. for Greenville, S.C.

JUN 5 1975 X28621
WILKINS & WILKINS