

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:

Austin C. Latimer
Barbara M. Thompson

Ted W. Keller (Seal)
TED W. KELLER - Borrower

Mary G. Keller (Seal)
MARY G. KELLER - Borrower

Lot 28, Oak Park Drive
Mauldin, S.C. 29662
Property Address

STATE OF SOUTH CAROLINA, Greenville County ss:
Before me personally appeared Barbara M. Thompson
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 Austin C. Latimer, Attorney
witnessed the execution thereof.
Sworn before me this 19th day of July 1975.

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

Barbara M. Thompson

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. Mary G. Keller
the wife of the within named Ted G. Keller
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
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 19th day of July 1975.

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

Mary G. Keller
MARY G. KELLER
1755

RECORDED JUL 21 75 At 3:13 P.M.

1119-076X 1755
YOUNTS, REESE & COFIELD
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Ted W. Keller and
Mary G. Keller
TO
North Carolina National Bank
c/o C. Douglas Wilson & Co.
P.O. Box 10068
Greenville, South Carolina
29603

(REAL ESTATE MORTGAGE)

Paid for record in the County of Greenville, S.C. at 3:13 P.M. July 21 1975 and recorded in Book 1344 Mortgage Book 306 at Page 306
R.M. Wilson & Co. S.C.
\$ 40,300.00
Lot 28 Oak Park Dr., Burdett Es

RESE

12-AR 8267