

- 20. **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\$100,000.
- 21. **Extensions and Renewals.** This Mortgage shall secure any and all renewals or extensions of the whole or any part of the indebtedness hereby secured, however evidenced, with interest as agreed and any such renewals or extensions or any change in the terms or rate of interest shall not impair in any manner the validity of or priority of this Mortgage, nor release the Mortgagor from personal liability for the indebtedness hereby secured.
- 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:

John W. Farnsworth
Marian T. Skelton

James J. Baldwin (Seal)
 JAMES J. BALDWIN - Borrower
Nancy L. Baldwin (Seal)
 NANCY L. BALDWIN - Borrower
 _____ (Seal)
 _____ - Borrower
 _____ (Seal)
 _____ - Borrower

STATE OF SOUTH CAROLINA, GREENVILLE County ss:

Before me personally appeared Marian T. Skelton

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 John W. Farnsworth witnessed the execution thereof.

Sworn before me this 5th day of October, 19 84

John W. Farnsworth (Seal)
 Notary Public for South Carolina
 My Commission Expires 12/7/92
 STATE OF SOUTH CAROLINA, County ss:

I, _____, a Notary Public, do hereby certify unto all whom it may concern that
 Mrs. NANCY L. BALDWIN the wife of the within named JAMES J. BALDWIN

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 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 5th day of October, 19 84.
John W. Farnsworth (Seal)
 Notary Public for South Carolina
Nancy L. Baldwin
 NANCY L. BALDWIN

----- (Space Below This Line Reserved For Lender and Recorder) -----

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JOHN W. FARNSWORTH

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 JAMES J. BALDWIN AND
 NANCY L. BALDWIN

TO

ROOSEVELT FEDERAL SAVINGS AND LOAN
 ASSOCIATION
 900 Roosevelt Parkway
 Chesterfield, Missouri
 63017

1275

1328 (7-2)