

and to collect the 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.

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.

21. 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.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Brenda B. Breuden
W. H. Clayton

NATIONAL REALTY SALES CORPORATION (SEAL)

BY: B. E. Wright

And J. A. Turner, Jr.

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

PROBATE

Before me personally appeared the undersigned witness and made oath that (s)he saw the within named National Realty Sales Corporation, Borrower, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Mortgage and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

W. H. Clayton

SWORN to before me this 29th day of November, 1984.

Brenda B. Breuden (SEAL)
Notary Public for North Carolina
My commission expires: 8-8-87

18455

RECORDED DEC 19 1984 at 11:05 A.M.