

The Mortgagee further covenants and agrees as follows:

(1) That the Mortgagee shall insure the Mortgage for each full year as a new policy... (2) That it will pay the interest on the principal of the mortgage... (3) That it will pay the principal of the mortgage... (4) That it will pay when due all taxes, assessments, and other governmental or municipal charges... (5) That it hereby assigns all rents, issues and profits of the mortgaged premises... (6) That if there is a default in any of the terms, conditions or covenants of this mortgage... (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default... (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS the Mortgagor's hand and seal this 2nd day of April 1974. SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Mortgagors: Mary E. Brisse and Kathy H. Roberts.

Handwritten signature of Mortgagor: Johnnie T. Phillips (SEAL). Below it are three lines marked (SEAL).

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of April 1974.

Notary Public for South Carolina. My Commission expires 4/7/79.

Handwritten signature of Notary Public: Kathy H. Roberts.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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 mortgagor(s) and the mortgagor's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of April 1974.

Notary Public for South Carolina. My Commission expires 4/7/79.

Handwritten signature of Louise B. Phillips.

RECORDED APR 4 '74

24830

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JOHNNIE T. PHILLIPS TO

ALVIN SMITH

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 4th day of APRIL 1974 at 3:11 P.M. recorded in Book 1306 of Mortgages page 327 As No. 24830

Register of Merit Conveyance GREENVILLE County

THOMAS C. BRISSEY ATTORNEY AT LAW 110 MANLY STREET GREENVILLE, SOUTH CAROLINA 29601 \$1,495.00

Lot 24 Ford Circle, Moore Acres

RECORDING FEE PAID \$ 2.50 APR 4 1974 5.60 THOMAS C. BRISSEY Attorney At Law 24830

BRISSEY

24830