

1. That the Mortgage shall remain in full force and effect until the principal and interest thereon shall have been paid in full and until the Mortgagee shall have received the full amount of the principal and interest thereon as provided in writing.

2. That it will keep the improvements now existing and hereafter erected on the mortgaged property insured by a fire insurance policy to time to time by the Mortgagee against loss by fire and any other hazard specified by the Mortgagee and the cost of such insurance as may be required by the Mortgagee shall be paid by the Mortgagor and the Mortgagee shall be held by the Mortgagee and have attached to the Mortgagee the proceeds of the insurance and that it will pay all taxes, public assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

3. That it holds as trustee all rents, issues and profits of the mortgaged premises from and after any default hereunder and agrees that should legal remedies be instituted pursuant to this mortgage, any judge having jurisdiction may, at the suit or other request, appoint a receiver of the mortgaged premises, with full authority to take possession of the same and premises and collect the rents, issues and profits and deliver a reasonable rental to be fixed by the Court in the event of such premises, as may be directed by the mortgagee and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

4. That if there is a default in any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage shall be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, the Mortgagee become a party to such proceedings and the Mortgagee shall have the right to the proceeds of such foreclosure and should the debt secured hereby in any part thereof be paid in the full, then all sums at law or in equity due to the Mortgagee, all sums at law or in equity due to the Mortgagee, and all sums at law or in equity due to the Mortgagee shall be paid to the Mortgagee as a part of the debt secured hereby and shall be received and held by the Mortgagee.

5. That the Mortgagee shall hold the proceeds of the sale of the mortgaged premises as trustee for the Mortgagor and shall apply the same toward the payment of the debt secured hereby and shall retain the balance of the proceeds of the sale of the mortgaged premises in full force and effect.

6. That the Mortgagee shall be bound by the laws and regulations of the State of South Carolina and shall be bound to remain in full force and effect.

7. That the Mortgagee shall be bound by the laws and regulations of the State of South Carolina and shall be bound to remain in full force and effect.

WITNESS the Mortgagee hereunto on this 22 day of July 1975

SIGNED and sealed by the Mortgagee

*Emma D. Gull*  
*Carrie Jewell*  
*Janet Appo*

*Georgin Hennidy*  
*Georgin Hennidy*

SEAL  
SEAL  
SEAL  
SEAL

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

I, the undersigned Notary Public, do hereby certify that I saw the within named mortgagor, seal and as to her and deed delivered in my presence and that she, with the other witness subscribed above with me, did execute the same.

Subscribed and sworn to before me this 22 day of July 1975

*Carrie Jewell*

Notary Public for South Carolina  
My Commission Expires Oct. 15, 1979

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 within named mortgagor, seal and as to her and deed delivered in my presence and that she, with the other witness subscribed above with me, did execute the same.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Notary Public for South Carolina  
My Commission Expires \_\_\_\_\_

RECORDED 2175 At 11:26 A.M.

Recorder of Mortgage Conveyances  
\$ 6,356.21  
W. A. Mullen Co., Office Supplies, Greenville, S.C.  
Form No. 112  
Lot 24 & Vance St.

2093

11th day of July 1975 at 11:26 A.M. recorded in Book 1344 at Mortgage Page 613

Mortgage of Real Estate

Edwin J. Johnson  
MARY Y JOHNSON  
Lola Y. Looney

TO

RECORDING FEE PAID \$ 2.50

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GEORGIA M. KENNEDY

2093

11th 24th

2093

2-28-RV-237