

The Mortgage is subject to the following conditions:

1. That the Mortgage shall be for the Mortgage for such further sum as may be required hereafter, at any time, of the Mortgage, for the payment of taxes, insurance, repairs, and other charges payable to the mortgagee herein. The mortgagee shall also secure the Mortgage for the payment of the principal and interest thereon, and for the payment of all other charges payable to the mortgagee herein, and for the payment of the principal and interest thereon, and for the payment of all other charges payable to the mortgagee herein.

2. That the Mortgagee shall have the right to enter upon and occupy the premises covered by the Mortgage, and to use the same for any lawful purpose, and to make any improvements thereon, and to lease the same, and to convey the same, and to execute any instrument necessary to carry out the purposes of the Mortgage, and to do all things which may be necessary or proper to carry out the purposes of the Mortgage, and to do all things which may be necessary or proper to carry out the purposes of the Mortgage.

3. That the Mortgagee shall be bound to pay, when and as the same shall become due, all taxes, 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.

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 due by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage, or the title to the premises described herein, or should the debt secured hereby, or any part thereof, be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

5. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default in this mortgage or in the note secured hereby. If at the time of making of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.

6. 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. Whenever used the singular shall include the plural the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 15th day of August 1983

Signature of Catherine N. Clark

Signature of Charles M. Jones

15th day of August 1983

Signature of Bobby Joe Johnson (SEAL)

BOBBY JOE JOHNSON (SEAL)

Signature of Clara Johnson (SEAL)

CLARA JOHNSON (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that she saw the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of August 1983

Signature of Charles M. Jones (SEAL)

Notary Public for South Carolina My Commission Expires: 6-15-87

Signature of Catherine N. Clark

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 mortgagee (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, fraud or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee (s) and the mortgagee (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 15th day of August 1983

Signature of Charles M. Jones (SEAL)

Notary Public for South Carolina My Commission Expires: 6-15-87

Signature of Clara Johnson

Recorded Aug. 19, 1983 at 10:13 A.M.

Marchbanks, Chapman, Brown & Harris, P.A. 111 Toy Street P.O. Box 10224 F.S. Greenville, South Carolina 29603 \$11,031.88 Lot 46 Alca Vista Cir. Coleman Htn.

Mortgage of Real Estate TO SOUTHERN BANK AND TRUST CO. BOBBY JOE JOHNSON AND CLARE JOHNSON

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE X 554874

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RECORDED