

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor 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.

(5) 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESSE the Mortgagor's hand and seal this 1st day of September 1977.

Blaine and Gloria Cromer
 Blaine and Gloria Cromer (SEAL)
 Wallace C. Cromer (SEAL)

Richardson and Johnson
 Richardson and Johnson (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, read and assent to the act and deed before the undersigned Notary Public and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of September 1977
 Notary Public for South Carolina
 My Commission Expires: 8/12/80
Richardson and Johnson
 Richardson and Johnson (SEAL)

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 (s) 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 whatsoever, 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.

GIVE under my hand and seal this 1st day of September 1977
 Notary Public for South Carolina
 My Commission Expires: 8/12/80
Blaine and Gloria Cromer
 Blaine and Gloria Cromer (SEAL)

Recorded Sept. 2, 1977 at 12:36 PM
 7320

7320 X *Lab. White*
 Richardson and Johnson, P. A., Attorneys At Law
 SEP 2 1977
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 Mortgage of Real Estate
 I hereby certify that the within Mortgage has been this 2nd day of Sept. 1977 at 12:36 P.M. recorded in Book 110P of Mortgages, Page 986 As No. *Richardson and Johnson*
 Register of Morte Conveyance
 County
 LAWRENCE E. MCNAIR
 REGISTER AND CLERK OF RECORD
 192 S. MAIN ST. GREENVILLE, S.C. 29601
 E. M. C. FOR GREENVILLE COUNTY, S.C.
 323
 WALLACE C. CROMER
 and
 GLORIA IS CROMER
 TO 12165
 61 PAGE 843
 \$ 2,543.50
 Lot 57, Hummingbird Cr., Wade Hampton Terrace
 Richardson and Johnson, P. A., Attorneys At Law
 Attorney At Law
 P. O. Box 10000
 Greenville, S. C. 29605