

This Mortgage Assigned to The First Natl. Bank of Atlanta, et al.
on 21 day of May 1964 Assignment recorded
in Vol. 962 of R. E. Mortgages on Page 442

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagors & their Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its successors or assigns may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if ~~we~~ the said Jerry Johnson and Lula Mae Ferguson do and shall well and truly pay, or cause to be paid, under the said Modern Homes Construction Company the said debt or sum of money aforesaid according to the true intent and meaning of said note and all sums of money provided to be paid by the

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Mortgagor & their Heirs, Executors, Administrators or Assigns, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that Jerry Johason and Lula Mae Ferguson and their Heirs, Executors, Administrators and assigns are to hold and enjoy the said Premises until default of payment shall be made.

AND IT IS FURTHER AGREED AND COVENATED between the said parties, that in case the debt secured by this Mortgage, or any part thereof, is collected by suit or action, or this Mortgage be foreclosed, or put into the hands of an Attorney for collection, suit, action or foreclosure, the said Mortgagors, and their Heirs, Executors, Administrators or Assigns, shall be chargeable with all costs of collection of the principal and interest on the amount involved, which costs of collection, are hereby secured, and may be recovered in any suit or action hereupon or hereunder.

Witness our hands and Seal, this 20th day of October in the year of our Lord one thousand nine hundred and sixty-three and in the one hundred and 88th year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

D. W. Dawn (L. S.)
Betty F. Griffin (L. S.)
Jerry Johnson (L. S.)
Lula Mae Ferguson (L. S.)

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

PERSONALLY appeared before me, D. W. Dawn and made oath that he saw the within-named Jerry Johnson and Lula Mae Ferguson sign, seal and as their

act and deed, deliver the within-written Deed; and that he witnessed the execution thereof.

Sworn to before me, this 26th day of September A.D. 19 63

Jimmy Ray Nelson

Filed for record in the Office of the M. C. for Greenville County, S. C., at 10:31 A.M. Nov. 26, 1963 and recorded in Real Estate Mortgage Book 941 at page 429

RENUNCIATION OF DOWER

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

I, Jimmy Ray Nelson, a Notary Public of South Carolina do hereby certify unto all whom it may concern that Mrs. Lula Mae Ferguson, Common-law-wife

~~of~~ of the within-named Jerry Johnson did this day appear before me and, 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 or persons whomsoever, renounce, release and forever relinquish unto the within-named Modern Homes Construction Company, its Successors and Assigns, of her interest and estate, and also all her right, and claim of Dower, of, in, or to all and singular the Premises within mentioned, and released.

Given under my hand and seal this 26th day of October A.D. 1963

Lula Mae Ferguson (L.S.)
Lula Mae Ferguson

Recorded October 28th, 1963, at 1:24 P.M. #12366

Jimmy Ray Nelson
Notary Public MY COMMISSION EXPIRES AT THE PLEASURE OF THE GOVERNOR.

Re-Recorded November, 26, 1963 at 10:31 A. M. #15369

This Mortgage Assigned to Modern Homes Finance Co.
on 20 day of Jan 1965 Assignment recorded
in Vol. 986 of R. E. Mortgages on Page 107