The Mortgagor further covenants and agrees as follows:

[illegible]

(2) That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged premises continuously insured against loss by fire and such other hazards, casualties, liabilities and contingencies as the Mortgagee may require, in such companies and in such form and amounts as shall be satisfactory to the Mortgagee, and that all such policies of insurance shall be held by the Mortgagee and be made payable to the Mortgagee to the extent of the balance owing on the note secured hereby, and that the Mortgagor will pay all premiums and charges for such insurance when due and payable and will deliver to the Mortgagee such policies of insurance or renewals thereof at least ten days before the same shall become delinquent. In the event of loss the Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

[illegible]

(4) That all taxes, assessments and other charges and liens, including all mortgages and other encumbrances, now or hereafter existing against the mortgaged premises, shall be paid by the Mortgagor when due and payable, and that the Mortgagor will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That if default be made in any of the covenants or agreements herein or in the note secured hereby, then the Mortgagee may, at its option, declare the entire indebtedness secured hereby immediately due and payable, and the mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage or should the Mortgagee become a party to any suit involving the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney-at-law for collection, then all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall thereupon be due and payable immediately on demand, at the option of the Mortgagee, as part of the debt secured hereby, and may be included in any judgment or decree.

(6) That the Mortgagor shall hold and enjoy the premises above conveyed until default of payment shall be made according to the terms of the note secured hereby, or of any renewal thereof, or default be made in the performance of any of the terms, conditions and covenants of the mortgage or of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise it shall remain in full force and effect.

[illegible] 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 Mortgagor's hand and seal this 15th day of August 19 83

SIGNED, sealed and delivered in the presence of

Charlotte M. Horne

Catherine H. Clark

Bobby J. Johnson (SEAL)

Clara M. Johnson (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 15th day of August 1983.

Charlotte M. Horne (SEAL)
Notary Public for South Carolina

Catherine H. 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 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 mortgagee(s) and the mortgagee'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

15th day of August, 1983

Charlotte M. Horne (SEAL)
Notary Public for South Carolina.

Clara M. Johnson

Recorded Aug.22, 1983 at 12:10 P.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 22nd day of Aug. 19 83 at 12:10 P. M. recorded in Book 1622 of Mortgages page 120 As No. [illegible]

Register of Mesne Conveyance Greenville County

LAW OFFICES OF
Marchbanks, Chapman, & Harter, P.A.
111 Toy Street
P. O. Box 10224 F. S.
Greenville, South Carolina 29603

$11,477.64
Lot 46, Alta Vista Cir.,
Coleman Heights

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Bobby Joe Johnson and
Clara Johnson

TO

Southern Bank & Trust Co.