

recorded October 15, 1968 in Deed book 854 at Page 149, and revised in that instrument recorded March 4, 1971 in Deed Book 910 at Page 19. This property is also subject to all easements and rights of way as will appear of record or will appear by an inspection of the property

The revised plat referred to above is recorded in Plat Book 5-U at Page 43 in the R.M.C. Office for Greenville County.

This is the identical property conveyed to the Mortgagors by W. Tully Johnson by Deed dated and recorded December 18, 1981 in Deed Book 1159 at Page 680 in the R.M.C. Office for Greenville County.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the said premises unto the said Community Bank, its successors and assigns forever. And we do hereby bind ourselves, our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Community Bank, its successors and assigns, from and against our heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagors C. Eston Johnson and Debbie M. Johnson, their heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Sixteen Thousand (\$16,000.00) Dollars, and assign the policy of insurance to the said Community Bank, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Community Bank, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

C. Eston Johnson and Debbie M. Johnson, their heirs and assigns, shall AND IT IS FURTHER AGREED, That said Mortgagors/M. Johnson, their heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, ~~At the option of the holder of this mortgage, the holder of this mortgage shall have the right to pay the same, if the mortgage shall so elect.~~

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors do and shall well and truly pay, or cause to be paid unto the said Community Bank

the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said promissory/ ^{note} and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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