MORTGAGE

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K-,	Broadus H. and Loraine R. Johnson WHERE AND I (we) Little And Loraine R. Johnson Where And I (we) and by my (our) certain Note bearing even date herewith, stand firmly held and bound unto
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	Creative Exteriors, Greenville, S. C. (hereinafter also styled the mortgages) in the sum of
•	87,359.24 84 87.61 each, commencing on the
	15th July 78 and falling due on the same of each subsequent month, as in and by the sald Note and conditions thereof, reference thereunto had will more fully appear.
	NOW. KHOW ALL MEN, that the martagraphs in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dallars to the said martagraph in hand well and truly paid, by the said martagraph, and before the scaling and delivery of these Presents, the receipt where-cf is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said martagraph, its (his) heirs, successors and assigns forever, the following described real estate: All that piece, parcel or lot of land situate, lying and being in the County of Greenvill State of South Carolina, and being shown as Lot 28, Section 6, Judson Mill Village, as shown on plat recorded in the RNC Office for Greenville County, South Carolina, in plat Book K, at pages 106 and 107. DERIVATION: DEED BOOK 761, at page 574. This property is conveyed subject to all easements and restrictions of record and on the ground and zoning ordinances affecting said property, if any.
	This is the identical property conveyed to Broadus Johnson and Lorene R. Johnson by deed of Ruby G. Blanchard on 1/25/73 and recorded 1/25/73 in the office of the RMC for Greenville County in Deed Book 965, page 557.
	IS IS HEREBY UNDERSTOOD THAT THIS MORTGAGE CONSTITUTES A VALID SECOND LIEN ON THE ABOVE DESCRIBED PROPERTY.
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	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 sold Premises unto the sold mortgages, its (his) successors, heirs and assigns forever. AND I (we) do hereby bind my (our) self and my (our) heirs, executors and administrators, to procure or execute any further necessary assurances of title to the sold premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the sold Premises unto the sold mortgages its (his) heirs, successors and assigns, from and against all persons lawfully claiming, or to claim the same or any part thereof.
<u>6</u>	AND IT IS AGREED, by and between the parties hereto, that the said mortgagor(s) his (their) heirs, executors, or administrators, shall keep the buildings on said premises, insured against loss or damage by fire, for the benefit of the said mortgages, for an amount not less than the unpaid balance on the said Note in such company as shall be approved by the said mortgages, and in default thereof, the said mortgages, its (his) heirs, successors or assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon, from the date of its payment. And it is further agreed that the said mortgages its (his) heirs, successors or assigns shall be entitled to receive from the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.
- 경 - !	AND IT IS AGREED, by and between the said parties, that if the said mortgagor(s), his (their) heirs, executors, administrators or assigns, shall fall to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said mortgagee, its (his) heirs, successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sums so paid, with interest thereon, from the dates of such payments.
:	AND IT IS AGREED, by and between the said parties, that upon any default beting made in the payment of the said Note, when the same shall become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgages, its (his) heirs, successors or assigns, although the period for the payment of the said debt may not then have expired.
S-87	AND IT IS FURTHER AGREED, by and between the said parties, that should legal proceedings be instituted for the foreclosure of this markgage, or for any purpose involving this markgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection, by suit or otherwise, that all costs and expenses incurred by the markgagee, its (his) heirs, successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a fast of the debt secured hereby, and may be recovered and collected hereunder.
9 095	PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that when the said mortgagor, his (their) heirs, executors or administrators shall pay, or cause to be paid unto the said mortgagee; its (his) heirs, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, his (their) heirs, successors, or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in fall force and virtue,
	AND IT IS LASTLY AGREED, by and between the said parties, that the said mortgagor may hold and enjoy the said premises until default of payment shall be made.
	WITNESS my (our) Hand and Seal, this 8 day of 90 and 19 28
	Signed, sealed and delivered in the presence of Millian Harman (L.S.)
iv)	WITNESS 1 ACTIVATION (L.S.)
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