

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than Forty Thousand and No/100ths(\$40,000.00)-----Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and such other contingencies as the mortgagee may require, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in their

name and reimburse First Piedmont Bank & Trust Company for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid,

we hereby assign the rents and profits of the above described premises to said mortgagee, or its

Heirs, Executors, Administrators, Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we, the said mortgagors, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagors are to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF James G. Johnson, Jr. and Louise Ebird Johnson have hereunto set their hands and seals

this 5th day of October in the year of our Lord one thousand, nine hundred and Seventy-One and in the one hundred and Ninety-Sixth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Townes B Johnson II
James G Johnson III

James G Johnson Jr (L. S.)
Louise Ebird Johnson (L. S.)

The State of South Carolina,

County of GREENVILLE

PERSONALLY appeared before me *Townes B Johnson II* and made oath that he saw the within named James G. Johnson, Jr. and Louise Ebird Johnson sign, seal and as their act and deed deliver the within written deed, and that he with *James G Johnson III* witnessed the execution thereof

SWORN TO before me this day of October A.D. 1971 *Townes B Johnson II*
James G Johnson III (L. S.)
Notary Public for South Carolina.
My Commission Expires: 10/1/71

The State of South Carolina,

Renunciation of Dower.

County of GREENVILLE

I, *James G Johnson III*, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. *Louise Ebird Johnson* the wife of the within named *James G. Johnson, Jr.* 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 whatsoever, renounce, release and forever relinquish unto the within named *First Piedmont Bank & Trust Company*

its Heirs and Assigns, all 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 5th day of October A.D. 1971 *Louise Ebird Johnson*
James G Johnson III (L. S.)
Notary Public for S. C.
My Commission Expires: 10/1/71