

(5) Should said property or any part thereof be taken or damaged by reason of any public or private utility, or by reason of any fire, flood, earthquake, or any other disaster, Mortgagee shall be entitled to all compensation, awards, damages, rights of action and proceeds therefrom, and the right to elect, in its option to commence, appear in and prosecute in its own name, any action or proceedings or to make any compromise or settlement in respect of any such taking or damage. All such compensation, awards, damages, rights of action and proceeds are hereby assigned to Mortgagee and shall be paid to it from all its expenses, including attorney's fees apply the same as provided above for insurance loss proceeds. Mortgagee agrees to execute and further assignments of any compensation, award, damages, and the rights of action and proceeds as Mortgagee may require.

(6) Mortgagee shall be subrogated to the lien of any and all prior encumbrances, liens or charges paid and discharged from the proceeds of the loan hereby secured, and even though said prior liens have been released of record, the repayment of said indebtedness shall be secured by such liens on the portions of said premises affected thereby to the extent of such payments, respectively.

(7) Whenever, by the terms of this instrument or of said Promissory Note, Mortgagee is given any option, such option may be exercised when the right accrues or at any time thereafter, and no acceptance by Mortgagee of payment of indebtedness in default shall constitute a waiver of any default then existing and continuing or thereafter accruing.

(8) If Mortgagor shall pay said note at the time and in the manner aforesaid and shall abide by, comply with, and duly perform all the covenants and agreements herein, then this conveyance shall be null and void and Mortgagee will, within the statutory period after written demand therefor by Mortgagor, execute a release or satisfaction of this Mortgage.

(9) Notwithstanding anything in this Mortgage or the Promissory Note secured hereby to the contrary, neither this Mortgage nor said Promissory Note shall be deemed to impose on the Mortgagor any obligation of payment, except to the extent that the same may be legally enforceable, and any provision to the contrary shall be of no force or effect.

(10) All Mortgagors shall be jointly and severally liable for fulfillment of their covenants and agreements herein contained and in said promissory note.

(11) If any of the undersigned is a married woman, she represents and warrants that this instrument has been executed in her behalf, and that she has not executed the same as surety for another.

(12) Each of us, whether Principal, Surety, Guarantor, Endorser, or other party hereto, hereby waives and renounces, each for himself and family, any and all homestead or exemption rights either of us have under or by virtue of the Constitution or Laws of any State, or of the United States, as against this debt or any renewal thereof, and any security agreement taken to secure this note or any renewal thereof, and the undersigned, and each Surety, Endorser, Guarantor, or other party to this note, transfers, conveys and assigns to the Holder hereof, a sufficient amount of any homestead or exemption that may be allowed to the undersigned, or either of them, including such homestead or exemption as may be set apart in bankruptcy, to the extent permitted by law.

WITNESS THE MORTGAGOR'S hand and seal, this 24th day of May, 1974.
Signed, sealed and delivered in the presence of:
(1) Bessie B. Bridges (U.S.)
Mortgagor-Borrower
(2) Brenda W. Easler (U.S.)
Witness
Mortgagor-Borrower
(3) Brenda W. Easler (U.S.)
Witness
Mortgagor-Borrower

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg
PERSONALLY APPEARED BEFORE ME Robert N. Malley
1st Witness

and made oath that he saw the within named Bessie B. Bridges sign, seal and as
his (her) act and deed deliver the within written Mortgage and that he with Bessie B. Bridges
witnessed the execution thereof. 1st Witness Robert N. Malley

Sworn to before me, this 24th day of May, A.D. 1974.
Notary Public for South Carolina (SEAL)
Joan O. Felcher
2nd Witness Brenda W. Easler (Brenda W. Easler)

Type Name Joan O. Felcher My Commission expires Nov. 22, 1981

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg
I, Joan O. Felcher, a Notary Public for South Carolina do hereby
certify unto all whom it may concern, that Mrs. Bessie B. Bridges the wife of the within

named Bessie B. Bridges 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 Bessie B. Bridges its successors 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 24th day of May, A.D. 1974.
Notary Public for South Carolina (SEAL) My Commission expires Nov. 22, 1981
Wife's Signature Bessie B. Bridges

RECORDED MAY 28 '74 30068
RECORDING FEE 1.776.00
MORTGAGE
From: Bessie B. Bridges
To: Brenda W. Easler
County of Spartanburg, South Carolina
Received for Recording:
Month May Day 28th Year 74
Time 12:06 of clock P. M.
Mortgage No. 1311
Page Number 681
Recorder's Signature Greenville County
State of South Carolina
Recording Fee \$1,776.00
Lot 105 B Fifth St. Sec. C
Woodside Mills near City

1311 681

4328 RV-2