

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than \$2,625.00 over and above the face amount of any mortgage superior in lien to this mortgage 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 his own

name and reimburse himself

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

his 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, the undersigned have hereunto set their hands and seals

this day of September in the year of our Lord one thousand, nine hundred and seventy and in the one hundred and ninety-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Louise Boyd Johnson II
James S. Johnson III

Louise Efird Johnson (L. S.)
James G. Johnson, Jr. (L. S.)

The State of South Carolina,

County of GREENVILLE

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

SWORN TO before me this 21st day of September A. D. 1970. James S. Johnson III (L. S.) Notary Public for South Carolina.

Louise Boyd Johnson II

My commission expires: Aug 12, 1980
The State of South Carolina,

Renunciation of Dower.

County of GREENVILLE

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Louise Efird 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 whomsoever, renounce, release and forever relinquish unto the within named John Ray Efird

his 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 21st day of September A. D. 1970. James S. Johnson III (L. S.) Notary Public for S. C.

Louise Efird Johnson
Louise Efird Johnson

My commission expires: Aug 13, 1980
Recorded Sept. 22, 1970 by 10126 A. M., #7022.