

of Greenville, South Carolina in the sum of Ninety Thousand Dollars and mortgage executed simultaneously herewith by the mortgagor herein to The Peoples National Bank of Greenville, South Carolina as Trustee for Maybelle Hatch Foundation in the amount of Thirty-five Thousand Dollars, said mortgages to be recorded in the R. M. C. Office for Greenville County.

It is understood and agreed that if default be made in payment of any installment of principal or of interest on said first mortgages, or either of them, and should such installment of principal or such interest remain unpaid, and in arrears for the space of ten days, or should any suit be commenced to foreclose said first mortgages or either of them, upon the happening of either event, the amount secured by this mortgage and the note secured by the same, shall become due and payable at any time thereafter at the option of the owner and holder of this mortgage. Should any default be made in the payment of any installment of the principal or of interest on said first mortgages, the holder of this mortgage may pay such installment of principal or such interest on said mortgages or either of them and the amount so paid with legal interest thereon from the date of such payment may be added to the indebtedness secured by this mortgage and the note secured by the same and shall be deemed secured by this mortgage and said note and may be collected thereunder.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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

Marblestone Corp ~~corporation~~ a New York Corporation, its successors

~~It~~ and Assigns forever. ~~said corporation~~ does _____ successors and assigns And / ~~it~~ hereby bind itself and its ~~Heirs, Executors and Administrators~~ to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against itself/ ~~its successors~~ ~~Heirs, Executors and Administrators~~ and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And It, the said mortgagor, agree to insure the house and buildings on said land for not less than Seventy Thousand and no/100 _____ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire ~~and extended coverage~~ during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event it shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee 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 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. Ten (10) days' interest grace period.