

Beginning at a point in Grove Creek under the center of the bridge on S. C. Highway No. 23-106, and running thence along the center of said Highway, S57E, 93 feet, to a point; thence continuing along said Highway, S60-20E, 1513.4 feet to a point; thence still along said Highway, S61-15E, 36.9 feet to a point in center of said highway; thence leaving said Highway and running S17-30 W, 169.5 feet to an iron pin; thence S 41-45 E, 2270 feet to an iron pin; thence S 23-55 W, 102 feet to a point in center of Moonville Road; thence along center of Moonville Road, S 62-20 W, 1415.7 feet to a point in center of Moonville Road; thence still with the center of Moonville Road, S73-30W, 304.3 feet to a point; thence still with the center of Moonville Road, S66-15W, 184 feet to a point in said road; thence N50W, 821 feet to an iron pin; thence N67W, 917 feet to a point in center of Grove Creek; thence up Grove Creek following the center thereof in a Northernly direction, 2850 feet to the beginning point under the bridge in center of S. C. Highway No. 23-106, and contains 141.13 acres, more or less.

Together with all rights which the mortgagors have to flood or back water from a dam located on the property of the mortgagors, on properties of C. Guy Gunter, Dorothy H. Gunter, William R. Wyatt and Jean P. Wyatt as more particularly shown in a Flowage Agreement, dated November 6, 1953 recorded in the RMC Office for Greenville County, S. C. in Deed Book 488, at page 311.

This property was acquired by the mortgagors under the following deed: (1) Deed from L. L. Baty, dated August 2, 1950, recorded in the RMC Office for Greenville County, S. C., in Deed Book 415, page 333; (2) Deed from Jean P. Wyatt, dated September 29, 1955, recorded in the RMC Office for Greenville County, S. C., in Deed Book 536, at page 22. (3) Deed from Alarick D. Drake, dated November 22, 1951, recorded in the RMC Office for Greenville County, S. C. in Deed Book 431, at page 270.

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 CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND We do hereby bind ourselves and our Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns, from and against us and our Heirs, Executors, Administrators, Successors and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said mortgagors, their Heirs, Executors, Administrators, Successors or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, and in case that they or they shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagors, their Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case they or they fail to do so, the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if We the said Creighton D. Griggs and Carolyn B. Griggs do and shall well and truly pay, or cause to be paid, unto the said CAROLINA LIFE INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid by the Mortgagors their Heirs, Executors, Administrators, Successors or Assigns together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.