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stake is 7 feet, more or less, from the center line of a branch; thence with the center line of said branch as the line having a traverse line of S. 75-08 W. 274 feet to an iron pin; which iron pin is 20 feet from the center of said branch in a northwesterly direction from the center line of said branch; thence N.37-22 W. 400 feet to an iron pin on the southern edge of the right-of-way for Wade Hampton Boulevard (US Highway 29); thence along the edge of said right-of-way N. 50-42 E. 118.3 feet to an iron pin; thence continuing with the edge of said right-of-way N. 52-50 E. 31.7 feet to the point of beginning.

This being the same property heretofore conveyed to Rosemont Industries, Inc., a Virginia Corporation by Cable Corporation, a South Carolina Corporation dated July 1, 1974 and recorded in the Office of the R.M.C. for Greenville County on July 2, 1974 in Deed Book 1002, Page 281.

Mortgagee's Address: 3707 Virginia Beach Blvd.
Virginia Beach, VA 23452

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the premises belonging, or in anyways appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagees, their successors, heirs, and assigns, forever.

AND the mortgage does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the mortgagees, their successors, heirs, and assigns, from and against itself and its successors, lawfully claiming or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, its successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, their successors, heirs, and assigns and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, their successors, heirs, or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed in the event of other insurance and contribution between the insurers, that the mortgagee, their successors, heirs, and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, their successors, heirs, or assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby then the mortgagee, their successors, heirs, or assigns, shall have the right to have a receiver appointed of the rents and profits of the premises, who after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the residue of the rents and profits toward the payment of the debt secured hereby.

AND IT IS FURTHER AGREED, by and between the parties that should legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a party to any action by reason of this mortgage, or should the debt secured hereby be placed in the hands of an attorney at law for collection, by suit or otherwise, all costs and expenses incurred by the mortgagee, including a reasonable attorney's fee, shall thereupon become

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