

*This Property is the same property conveyed to The Mortgagor herein by deed of Thomas Fred Trammell dated 1-24-55 and recorded in the RMC Office for Greenville County, South Carolina on 1-31-55 in Deed Book 517, Page 256; by deed of Ellie Louise Cason dated 1-24-55 and recorded 1-31-55 in Deed Book 517, Page 254; by deed of The Evangelical Lutheran Synod of South Carolina dated 5-2-57 and recorded 5-15-57 in Deed Book 576, Page 522; and by deed of Dan H. McKinney, dated 1-21-58, and recorded 1-21-58 in Deed Book 591, Page 310.

line of said Lots, S. 48-42 E. 325 feet to an iron pin at the joint rear corner of said Lots; thence turning and running along the rear lot lines of Lots 30, 31, 22 and 21, S. 42-52 W. 130 feet to an iron pin at the joint rear corner of Lots 31 and 32; thence turning and running along the common line of said Lots, S. 48-05 E. 200 feet to an iron pin on Yorkshire Drive (formerly Mable Avenue), at the joint front corner of Lots 31 and 32; thence turning and running along Yorkshire Drive, S. 42-52 W. 430 feet to an iron pin at the intersection of Yorkshire Drive and McKinney Lane; thence turning and running along McKinney Lane, N. 47-08 W. 525 feet to the point of beginning.

TOGETHER with all improvements, tenements, easements, fixtures and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the Mortgagor or its successors or assigns shall be considered as constituting part of the real estate.

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TO HAVE AND TO HOLD the same to the Mortgagee, its successors and assigns forever.

And the said Mortgagor covenants that it has good right to sell and convey said premises and that they are free from incumbrances, and hereby warrants the title thereto against all persons whomsoever:

AND THE SAID Mortgagor will so long as this mortgage shall be unsatisfied, keep the building or buildings now standing or which shall hereafter be erected on the above described premises in good tenantable condition and repair, and will keep the same insured against loss or damage by fire, with extended coverage in some solvent incorporated insurance company or companies, approved by said Mortgagee, its successors or assigns, to the amount of at least Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) (and if the policies of such insurance shall contain any condition or provision as to co-insurance the building shall be kept insured for a sufficient amount to comply with such co-insurance condition), with loss, if any, payable to the Mortgagee, its successors or assigns, as its interests may appear; and will deposit the said policy or policies of such insurance and will keep the same deposited to and with said Mortgagee, its successors or assigns.