

with) the following metes and bounds, to wit:

~~BEGINNING~~ at an iron pin on the East side of Wellington Avenue at the Northeast corner of an un-named 20 foot alley, and which point is 220 feet N. 37-01 W. from the Northeast intersection of Wellington Avenue and Super Highway between Spartanburg, S.C. and Greenville, S.C. (U.S. Hgwy. #29); and running thence along East side of Wellington Avenue, N. 37-01 W. 177.0 feet to iron pin at Southeast intersection of Wellington Avenue and un-named County Road; thence along Southeast side of said County Road, the following courses and distances: N. 37-21 E. 129.0 feet to iron pin; N. 20-50 E. 90.0 feet to iron pin; thence in a Southeasterly course from said road, S. 37-01 E. 259.2 feet to iron pin on the Northwesterly side of said 20 foot alley; thence along said alley, S. 52-43 W. 200.0 feet to point of beginning.

Being the identical property conveyed to the corporate Mortgagor by deed of R.Y. Sharpe, dated September 27, 1948 and recorded in Deed Book 360, at page 407, said R.M.C. Office.

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 premises before mentioned unto the said Mortgagee, its successors and assigns forever.

And the said Mortgagor hereby binds ~~himself~~ ^{itself} and ~~his~~ ^{its} successors, ~~and assigns~~ and assigns to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against the Mortgagor and ~~his~~ successors, heirs and assigns and against every person, whomsoever, lawfully claiming or to claim the same or any part thereof.

And the Mortgagor hereby covenants and agrees that at all times during the continuance of this mortgage and until said mortgage shall be fully paid or released, the Mortgagor will keep the buildings on said premises unceasingly insured against loss or damage by fire and windstorm in such responsible insurance company or companies as shall be satisfactory to the Mortgagee, in amounts satisfactory to the Mortgagee, with a mortgagee and subrogation clause satisfactory to the Mortgagee attached to said policy or policies of insurance; that all of said insurance policies shall be at all times deposited with the Mortgagee and that all premiums on all of the policies of insurance shall be promptly paid by the Mortgagor when due; that in case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in re-building and restoring the damaged buildings, as the Mortgagee may elect at its option. And it is further covenanted and agreed that in the event that the Mortgagor shall fail to pay any premiums for such insurance upon such buildings, then the Mortgagee or its assigns shall have the right to insure said buildings against loss by fire and windstorm and to pay the premiums therefor and the sums so paid shall stand secured by this mortgage and shall bear interest from the date of payment at the rate of Five per cent. per annum. And the Mortgagor further covenants and agrees that this mortgage shall constitute and be a lien on any insurance money that shall be paid or payable to him, ~~his~~ successors, ~~and assigns~~ ^{or} assigns for loss or damage to said property.

~~And the Mortgagor hereby covenants and agrees that the Mortgagor shall pay all taxes and assessments, general or special, which may be levied upon or assessed against said land, premises or property, as and when the same become due, and not to suffer or permit all or any part of said taxes or assessments to become or remain delinquent, nor to permit the said property, or any part thereof, or any interest therein, to be sold for such taxes or assessments, and further agrees to furnish annually to the Mortgagee, on or before the 1st day of January of each year a certificate of the proper authority, showing full payment of all taxes and assessments. And it is covenanted and agreed that in the event that the Mortgagor shall fail to pay said taxes or assessments, that the Mortgagee or its assigns shall have the right to pay the same and the sums so paid shall stand secured by this mortgage and shall bear interest from the date~~

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of payment at the rate of Five per cent. per annum.