

Beginning on a branch at northeast corner of land above described and running
N. 2 W. 820 feet to an iron pin; thence S. 39-25 W. 339.5 feet to an iron pin at corner of
Rude property; thence with Rude property S. 1-30 E. 565 feet, more or less, to branch;
thence with the branch in an easterly direction 230 feet, more or less, to the beginning
corner;

The above described tracts being the same conveyed to L. L. Echols by Fannie S. Col-
man by Deed dated May 20, 1946, recorded in RMC office for Greenville County in Deed Book
292, Page 1, and being the identical property conveyed by L. L. Echols to Thomas G.
Harvin and Mary W. Buff by deed dated July 8, 1948, recorded in RMC office, Greenville
County, in Deed Book 352, Page 489; and being the identical property conveyed by Thomas
G. Harvin and Mary W. Buff to C. A. Harvin, Jr. and John K. Buff, by deed dated November
_____, 1948, recorded in RMC office for Greenville County in Deed Book _____, Page _____

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said
Premises belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said
Bank of Greenwood, its Successors

~~Heirs~~ and Assigns forever. And ~~we~~ do hereby bind ~~our~~ selves and ~~our~~ Heirs,
Executors and Administrators, to warrant and forever defend all and singular the said Premises unto
the said Bank of Greenwood, its Successors

~~Heirs~~ and Assigns from and against ~~us~~ and ~~our~~ Heirs, Executors, and Administrators, and any and
all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to
these Presents, that if said Mortgagor ~~s~~ do and shall well and truly pay or cause to be paid unto the
said Mortgagee or order, the said debt or sum of money aforesaid, with interest thereon, if any shall
be due according to the terms of said Note; and do and perform all of the covenants and agreements
herein contained, then this Deed or Bargain shall cease, determine and be utterly null and void, other-
wise to remain in full force and virtue.

1. It is Covenanted and Agreed, by and between the parties that the said Mortgagor ~~s~~, ~~their~~
Heirs, Executors and Administrators, shall and will insure the house and all buildings on the said Prem-
ises (if any there be) in such insurance company as may be approved by the said Mortgagee in a
sum not less than Fifty Thousand and No/100 (\$50,000.00) --- Dollars,
against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid,
and assign the policy to said Mortgagee, and in case that ~~they~~ fail to do so, the said Mortgagee, ~~its~~
~~Successors~~ or Assigns may cause the same to be done and reimburse ~~itself~~ for the
premiums and expenses with interest thereon at the rate of $\frac{3}{6}$ per cent. and that the same shall stand
secured by this mortgage.

2. It is also Covenanted and Agreed that the said Mortgagor ~~s~~ shall pay as they become due all
taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case ~~they~~
fails so to do the said Mortgagee may cause the same to be paid and reimburse ~~itself~~ therefor with
interest at the rate of $\frac{3}{6}$ per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mortgagor ~~s~~, agents and tenants shall keep
the said Premises in as good order and condition as they now are, and not commit waste or cut down
the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or
debt herein, and that the said Mortgagee, or holder, hereof, shall be the judge as to the same as to
whether it impairs the said security.

4. And it is also Covenanted and Agreed, that in case of default in payment under any of the
conditions of the said Note, or failure to pay the taxes or any taxes hereinabove specified, or to insure
the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and
Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal
shall thereupon immediately become due and payable to the said Mortgagee or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceeding of any kind to foreclose
this mortgage is commenced or instituted by said Mortgagee or ~~its~~ ~~Heirs, Executors, Administrators~~
or assigns a Receiver may be appointed pending such proceedings with the usual powers in such case,
to take charge of the said mortgaged premises and the rents and profits of said mortgaged Premises
above described, to which end the same are hereby specifically pledged to said Mortgagee as part of
~~its~~ security. The proceeds thereof after the payment of all costs and expenses incurred in obtaining
said receiver shall be applied to the payment of the said above mentioned debt.