

iron pin in said road; thence continuing along said road S 30° 50' W 75.9 feet to an iron pin in the said road; thence continuing along the said South Carolina Road No. 50 S 40° 34' W 306.8 feet to the point of beginning. The property described herein being bounded on the northeast by lands now or formerly of Carroll A. Sloan, on the southeast by the remaining portion of South Carolina Road No. 50, on the southwest by lands now or formerly of Carroll A. Sloan, and on the northwest by tract number 2 as shown on the aforementioned plat.

This is the identical property heretofore conveyed to the Mortgagor herein by deed of Carroll A. Sloan dated October 21, 1971 and of recorded in the RMC Office for Greenville County, South Carolina in Deed Book 931 at Page 245.

Block Book Reference 593.3-1-34.1

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 and Mortgagee's Heirs, or Successors, and Assigns forever. And Mortgagor does hereby bind Mortgagor and Mortgagor's Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and Mortgagee's Heirs, or Successors and Assigns, from and against Mortgagor and Mortgagor's Heirs, Successors, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor does hereby covenant and agree to procure and maintain insurance in the amount of not less than \_\_\_\_\_ dollars, against all loss or damage by fire, in some insurance company acceptable to the Mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the Mortgagee as additional security and in default thereof said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said Mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

0545

4328 RV-2