

of Greenville, State of South Carolina, and being known and designated as Lot Number Sixty-three (63) of Adams Mill Estate according to a plat by Dalton & Neves Company, dated June, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R at page 31. This is the same lot of land conveyed unto Mount Paris Realty Corporation by deed of R. B. Landers, of even date, to be recorded simultaneously herewith.

MORTGAGOR HEREBY AGREES that the property which is the subject matter of this mortgage can during the term of this mortgage be conveyed only to a subsidiary corporation of the mortgagor and that a conveyance to any other corporation entity or person shall cause the entire balance then due on said mortgage to become immediately payable.

0506



AND IT IS AGREED, That the mortgagor herein is - - - - - to keep the building on said premises insured against loss by fire and windstorm in the ~~XXXXX~~ full insurable value thereof, - - - - - ~~XXXXX~~ in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 8 1/4% per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 said Premises unto the said Bankers Trust of South Carolina, N. A., Greenville, South Carolina, / ~~XXXX~~ its Successors and Assigns forever.

AND it does ~~do~~ hereby bind itself and its Successors & Assigns, ~~XXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~, to warrant and forever defend, all and singular, the said premises unto the said Bankers Trust of South Carolina, N. A., Greenville, South Carolina, its Successors and Assigns, / ~~XXXX~~ and Assigns from and against it and its / ~~XXXX, XXXX, XXXX, XXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

4328 RV-2