

All that certain piece, parcel or tract of land situated, lying and being in the County of Greenville, State of South Carolina, and in Highland Township, and which lies on the Eastern side of the Public Road leading from Highlands to Gowansville, and which contains Twenty Seven (27) acres, more or less, the same being the Eastern portion of that certain tract of land conveyed to J. K. Keller and Flary Keller by E. Inman, Master for Greenville County, by deed dated Sept. 16, 1926 and recorded in Vol. 128, at page 248, R. M. C., office for said County, and being the same tract of land conveyed to me this day by said J. K. Keller and Flary Keller by their deed to be recorded.

The mortgager does hereby covenant and agree to procure and maintain insurance in an amount 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 mortgager shall fail to procure and maintain (either or both) such 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.

Mortgager does hereby covenant and agree to pay promptly when due ~~and~~ all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.