

Mortgagor agrees to make payment of any and all interest payments, taxes and insurance premiums, as same fall due, and should at any time default in the prompt payment of any of same, then the whole amount evidenced by said Note shall become immediately due, at the option of the holder hereof, who may sue thereon and foreclose the mortgage; or Mortgagee may pay said items and add the sum so paid to the principal amount of the debt and they shall bear interest at the same rate.

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 South Carolina National Bank, Greenville, S.C., as Trustee for Marie B. Marston, under the Will of Arthur Barnwell, its Successors and Assigns. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said South Carolina National Bank, Greenville, S.C., as Trustee for Marie B. Marston, under the Will of Arthur Barnwell, its Successors and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.