

terminal facilities for the use of Long Motor Lines, Incorporated.

TRACT NO. 3: All and singular, all that certain lot or parcel of land, situate, lying and being near the Incorporate Limits of the City of Greenwood, County and State aforesaid. The said lot fronts for a distance of two hundred and fifty four (254) feet on Montague Avenue (Dixie Highway) and running back therefrom on the Northern side Nine Hundred and Nine (909) feet and on the Southern side Nine Hundred (900) feet, and measuring One Hundred and Eighty-Five (185) feet wide in the rear. The said lot being bounded on the North by lot of John E. Long; on the East by the Dixie Highway; on the South by lot of Ethel Y. Long; and on the West by land now or formerly of A. A. Coleman.

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 THE COUNTY BANK, ~~and Bank of Greenwood, their~~ successors and assigns forever.

Long Realty Company, Incorporated, does assign And ~~do~~ hereby bind ~~itself~~ and ~~its successors and~~ ~~heirs, executors and administrators~~ to warrant and forever defend all and singular the said premises unto the said THE COUNTY BANK/~~its~~ successors and assigns from and against ~~it~~ and ~~its successors and~~ ~~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 the said mortgagor 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 the 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 of bargain shall cease, determine and be utterly null and void, otherwise to remain in full force and virtue.

1. It is covenanted and agreed, by and between the parties that the said mortgagor, ~~its~~ ~~heirs~~ ~~successors and assigns~~ ~~executors and administrators~~, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said mortgagee in a sum of not less than \$30,000.00 on the buildings of the Greenwood Terminal and than \$50,000.00 on the buildings of the Greenville Terminal ~~Buildings~~ against loss or damage by fire and windstorm and the same keep insured until the above mentioned debt is fully paid, and assign the policy to the said mortgagee and in case that ~~it~~ 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 7 per cent. per annum and that the same shall stand secured by this mortgage.

2. It is also covenanted and agreed that the said mortgagor shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case ~~it~~ fail so to do the said mortgagee may cause the same to be paid and reimburse ~~itself~~ therefor with interest at the rate of 7 per cent. per annum and the amount stand secured by this mortgage.

3. It is also covenanted and agreed, that the said mortgagor, ~~its~~ ~~Successors and assigns~~ ~~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 the 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 hereinbefore 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.