

TO HAVE AND TO HOLD said land and premises, with all the rights, privileges, and appurtenances thereunto belonging to him, said party of the second part, his heirs and assigns forever, upon the trust and for the uses and purposes following and non other, that is to say:

If the said party of the first part shall fail or neglect to pay interest on said note as the same may hereafter become due, or both principal and interest at maturity of the said note or any part of either, or any note or bond given in renewal in whole or in part therefor, or any amount expended for insurance or taxes as herein provided, then on application of the said party of the third part or his assignee, or other person who may be entitled to the moneys due thereon, it shall be lawful for, and the duty of the said party of the second part, to sell said land at public auction to the highest bidder for cash at the courthouse door in Greenville County, South Carolina, after first advertising the same for a period of thirty days by posting a notice thereof at the courthouse in Greenville, S.C., and also by publishing said notice at least once a week for four consecutive weeks within such thirty days, in some newspaper published in said County, therein appointing the date of said sale, and shall make and deliver to the purchaser thereof a deed therefor.

And the said party of the second part, first retaining (out of the proceeds of such sale) five per centum commissions on the sale of the whole of said land sold, as a compensation for making such sale, shall apply so much of the residue as may be necessary to pay off and discharge said note and all interest then accrued and due thereon, and all sums expended for taxes and insurance as herein provided, together with all necessary expenses of advertising and selling; and shall pay the surpluses, if any remain, to said party of the first part.

It is understood and agreed between the parties to this deed, that the party of the first part shall pay all taxes within the time prescribed by law, and shall keep the buildings on the said premises insured in some reliable insurance company having an agency in the