

NOW, KNOW ALL MEN, That we the said William S. Reyner and Ruth M. Reyner, in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, of Chattanooga, Tennessee, according to the terms of said note and also in consideration of the further sum of THREE DOLLARS to us the said William S. Reyner and Ruth M. Reyner in hand well and truly paid by

the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY: ALL That tract or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the East side of North Main Street, and being more particularly described as follows:

BEGINNING At a point 38.2 feet from the Southeast corner of the intersection of Main and Coffee Streets and running thence in a southerly direction along Main Street 22.3 feet; thence in an easterly direction 144.6 feet to the middle of an alley, said alley being 8.4 feet in width; thence with said alley in a northerly direction 22.3 feet to a stake; thence in a westerly direction 144.6 feet to the point of beginning.

ALSO All our right, title and interest of, in and to the alley referred to in the above description, which alley is 8.4 feet in width and extends from Coffee Street in a southerly direction 60.4 feet, more or less, which alley is maintained for the sole use of the owners of the lots which adjoin the same, their heirs and assigns.

THIS Conveyance is made subject to the right reserved to W. D. Parrish and T. C. Gower, their heirs and assigns, to use the brick wall on the south side of the lot herein conveyed, as set forth in the deed of the said W. D. Parrish and T. C. Gower dated January 10, 1930, recorded in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 138, Page 355. Being the same property conveyed to mortgagors by G. L. Muckenfuss by deed dated February 2, 1953, recorded in the Office of the R. M. C. for Greenville County in Deed Book 471, Page 321.

TOGETHER with all and singular the Rights, Member, 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 PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns forever.

AND we do hereby bind ourselves and our Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns, from and against us and our Heirs, Executors, Administrators, Successors and Assigns, and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, Heirs, Executors, Administrators, Successors or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire, the perils covered by the standard Extended Coverage Endorsement or other hazards, that may be from time to time required by the Mortgagee, and assign the Policy of Insurance to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors or Assigns, and in case that they shall, at any time, neglect or fail so to do, then the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors or Assigns may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of seven (7%) per cent. per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagors their Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case they fail to do so, the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of seven (7%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said William S. Reyner and Ruth M.

Reyner