

The undersigned is the duly authorized and appointed Trustee under the terms of a Declaration of Trust recorded in the R.M.C. Office for Greenville County in Deed Book Volume 279, page 39, and specifically approved by Court Order at Judgment Roll E-11,779, Clerk of Court's Office for Greenville County, S. C.

I, M. G. Batson, expressly request, authorize and empower W. Smith Batson, Jr., Trustee, to execute and deliver the within Mortgage instrument and the Note it secures.

In the Presence of:

[Signature]

M. G. Batson (L.S.)

Beth R. Painter

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 Franklin National Life Insurance Company, its Successors

~~Heirs~~ and Assigns forever.

And I do hereby bind myself, my <sup>Heirs, Successors, Assigns</sup> ~~Heirs, Successors, Assigns~~ and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its Successors ~~Heirs~~ and Assigns, from and against me, my <sup>Successors, Assigns</sup> ~~Heirs, Successors, Assigns~~, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Eleven Thousand Five Hundred and No/100 - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.