

R. M. C. office along with this mortgage.

This mortgage is given to secure funds with which to pay a part of the purchase price for said property, and same are so being used for that purpose and for no other purpose.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at their option, foreclose this mortgage or pay said items and add the same so paid to the principal amount of the debt, and they shall bear interest at the same rate.

This mortgage is executed with the intention to comply, in all respects, with the Statutory Laws of the State of South Carolina, and especially with the Act of the General Assembly of said State, as passed at the regular session of 1950, to make uniform the law of Partnership.

There is located on the above described premises, a residential building and other improvements, all of which are covered by this mortgage.

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 Calvin Company, their Successors, Heirs and Assigns forever. 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 Calvin Company, their Successors

Heirs 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.

And the said mortgagor agree ^s to insure ~~the~~ house and buildings on said lot in a sum not less than Three Thousand (\$3,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagor's name and reimburse Calvin Company for the premium and expense of such insurance under this mortgage, with interest.