

493 in said R. M. C. office.

This mortgage is executed to obtain funds with which to complete the construction of a residential building and make other improvements on said property, and same are to be used for said purpose and for no other purpose, and this mortgage covers and is intended to cover any and all building and improvements now on said property, as well as any and all such to be made thereon with any and all additions thereto.

This mortgage is a first mortgage over said 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 mortgagors to make payment of any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and the Mortgagor may, at Its discretion, 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.

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 The First National Bank, of Greenville, S.C., as Trustee for Bernard H. Mazure Memorial Fund, Its Successors Heirs and Assigns forever. And we do hereby bind ourselves, our

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The First National Bank, of Greenville, S. C., as Trustee for Bernard H. Mazure Memorial Fund, Its Successors

Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

comprehensive, fire and extended coverage, And the said mortgagor s agree to insure the house and buildings on said lot in a sum not less than THREE THOUSAND FIVE HUNDRED and no/100 (\$3,500.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee , and to 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

mortgagors' name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.