

Being the same property heretofore conveyed to Raymon R. Finch and Rembert L. Scarborough by deed from William David West, Geneva W. Garrett, Mabel W. White and Eleanor West dated the 26th day of February, 1945, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 273 at page 98 and subsequently the undivided one-half interest of Rembert L. Scarborough, being conveyed to Raymon R. Finch by deed dated the 12th day of February, 1953 and recorded in the office of the Register of Mesne Conveyance for Greenville County in deed book 472 at page 365.

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 South Carolina National Bank of Charleston (Columbia Branch), its successors and assigns forever. And I do hereby bind - - myself and my - - - heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said South Carolina National Bank of Charleston (Columbia Branch) / its successors and assigns, from and against - - - me and my - - - - heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, - - - his - - - - heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Twenty Thousand and No/100 (\$20,000.00) - - - - - Dollars, and assign the policy of insurance to Branch, its successors the said South Carolina National Bank of Charleston, Columbia/or assigns. And in case he or they shall at any time neglect or fail so to do, then the said South Carolina National Bank of Charleston (Columbia Branch), 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 under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor - - - his - - - - heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if - - - I - - - - the said - - - - - Raymon R. Finch - - - - - do and shall well and truly pay, or cause to be paid unto the said South Carolina National Bank of Charleston (Columbia Branch) 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 - - and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.