

This mortgage is executed by the Trustees, hereinabove named, pursuant to the powers and authorities contained in the trust provisions in the deed to said Trustees from Harold C. Smith, Claude D. Smith and Frances Robertson Smith, dated January 6, 1961, and recorded in the BMC Office for Greenville County, S. C.

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 Thornwell Orphanage, Clinton, S. C., its successors

~~Hold~~ and Assigns forever.

And we do hereby bind ourselves, our ~~Heirs, Executors and Administrators~~ successors and assigns and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us, our ~~Heirs, Executors, Administrators~~ successors and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor-s, agree to insure the house and buildings on said land for not less than Sixty Thousand and no/100 (\$60,000.00) 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 we 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 we the said mortgagor-s, 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.