

on the west and northwest by J. H. Stokes; on the north and northeast by property of S. T. Holland; and on the east by property of J. P. Looper; and on the south by property of P. A. Moore, Cannon Gresham, Estate of Carrie L. Sloan and Property of George Leake, and on the southwest by Property of George Leake and Property of Carrie L. Sloan Estate.

The above described Property is the same conveyed to J. O. Gresham, Jr. from F. Allen Gresham, Executor and Nettie O. Kilgore, Executrix of Estate of J. O. Gresham dated August 22, 1946 and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 297, at Page 417.

TO HAVE AND TO HOLD ALL AND singular the said premises and other property unto the said FCX Cooperative Service, Inc., a Corporation, its successors and assigns, forever.

And John O. Gresham, Jr. and wife, Nell M. Gresham, do hereby bind themselves and their heirs, executors and administrators to procure or execute any further necessary assurance of title to the aforesaid premises and other property, and also to warrant and forever defend all and singular the said premises unto the said FCX Cooperative Service, Inc., a Corporation, its successors and assigns, from and against all persons lawfully claiming the same or any part thereof. And it is agreed by and between the parties hereto, that the said Mortgagor, John O. Gresham, Jr. and wife, Nell M. Gresham, their heirs, executors, or administrators, shall keep the buildings erected, or to be erected on the aforesaid premises, insured against loss or damage by fire, the loss made payable to the said Mortgagee for an adequate amount in such Company as shall be approved by the said Mortgagee, its successors and assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors and assigns, may effect such insurance and reimburse itself under this mortgage for its expense thereof, with interest thereon from the date of its payment. And it is agreed, by and between the parties hereto, if the said Mortgagors, John O. Gresham, Jr. and wife, Nell M. Gresham, their heirs, executors, and administrators, shall fail to pay all and any taxes and assessments upon the aforesaid premises and other property, when the same shall first become payable, then the said Mortgagee, its successors and assigns, if they elect to do so, may cause the same to be paid together with all penalties and costs incurred, and may reimburse themselves under this Mortgage for the sum so paid, with interest thereon from the date of such payment. And it is agreed, by and between the said parties, that if the said John O. Gresham, Jr. and wife, Nell M. Gresham, should fail to pay the aforesaid Note, principal or interest, or any part of either, at maturity, or if he should fail to effect the aforesaid insurance or fail to pay the aforesaid taxes, the entire unpaid balance on the aforesaid Note shall become immediately due and collectible, and thereupon the aforesaid Mortgagee or owner of said Note shall have the authority and right to foreclose this Mortgage and sell the property immediately, either by institution of foreclosure suit or by selling said