

NOW, KNOW ALL MEN, That
CO., INC.

the said CALHOUN STREET INVESTMENT
in consideration of the said debt and sum of money

aforesaid and for the better securing the payment thereof to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, of Chattanooga, Tennessee, according to the terms of said note and also in consideration of the further sum of THREE DOLLARS to it
the said Calhoun Street Investment Co., Inc. in hand well and truly paid by

the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY:

ALL that piece, parcel and lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, in Greenville County, S.C. located at the Northeast corner of the intersection of Arlington Avenue and South Calhoun Street, and being a portion of Lot 6, plat of property of Henry T. Mills, recorded in the RMC Office for Greenville County, S. C. in Plat Book A, at page 459, and having the following description:

BEGINNING at a stake at the Northeast corner of the intersection of Arlington Avenue and South Calhoun Street, and running thence along the North side of Arlington Avenue, S. 73-45 W. 70.17 feet to an iron pin; thence N. 16-15 E. 90 feet to an iron pin; thence N. 73-45 W. 70.17 feet to a stake on the East side of South Calhoun Street; thence along the East side of South Calhoun Street, S. 16-15 W. 90 feet to the beginning corner.

This mortgage is executed by the undersigned officers of Calhoun Street Investment Co., Inc. pursuant to the authority vested in them by resolution adopted by its stockholders and board of directors at a meeting duly called and held for that purpose on January 31, 1962.

TOGETHER with all and singular the Rights, Member 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 PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns forever.

AND it do hereby bind itself and its

Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns, from and against itself and its Heirs, Executors, Administrators, Successors and Assigns, and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure, to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, Heirs, Executors, Administrators, Successors or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire, the perils covered by the standard Extended Coverage Endorsement or other hazards, that may be from time to time required by the Mortgagee, and assign the Policy of Insurance to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors or Assigns, and in case that it shall, at any time, neglect or fail so to do, then the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, 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, together with interest on the amount so paid, at the rate of seven (7%) per cent. per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor its Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case it fail to do so, the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of seven (7%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said Calhoun Street Investment Co., Inc.