

thence with rear line of Lot Number One Hundred Three (103) North 71 degrees 20 minutes East fifty (50) feet to joint rear corner of Lots Numbers One Hundred Two (102) and One Hundred Three (103); thence with Lot Seventy-eight (78) South 18 degrees 40 minutes East one hundred sixty (160) feet to north side of Wilson Street, thence along the northern side of Wilson Street South 71 degrees 20 minutes West for a distance of fifty (50) feet to the point of beginning.

3. All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot Number One Hundred Three (103) of a recorded plat of Eliza T. Looper, said lot of land lying on the southern side of Jasmine Drive (formerly known as Douglas Avenue) and on the east side of Keith Avenue and being more particularly described as follows: BEGINNING at an iron pin corner at the southeastern corner of Jasmine Drive and Keith Avenue, thence North 72 degrees 30 minutes East fifty (50) feet along Jasmine Drive; thence with line of Lot Number One Hundred Two (102) South 18 degrees 40 minutes East one hundred fifty-two and three-tenths (152.3) feet to iron pin corner, thence South 72 degrees 20 minutes West fifty (50) feet to iron pin on Keith Avenue, thence along Keith Avenue North 18 degrees 40 minutes West one hundred fifty-three and five-tenths (153.5) feet to the beginning corner.

The property described in paragraphs two (2) and three (3) above was conveyed to mortgagor by deed of George Baker, J. Earl Morgan and Malcolm Carter, as Trustees and W. Daniel Greer, Pastor of Washington Avenue Baptist Church by deed dated May 3, 1967, to be recorded simultaneously herewith.

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 Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns forever.

And it/ ~~he~~ <sup>does</sup> hereby bind itself and its/ ~~Heirs, Executors and Administrators~~ <sup>Successors and Assigns</sup> to warrant and forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns, from and against it and its Successors ~~----- His Heirs, Executors and Administrators~~ and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it/ ~~he~~ <sup>does</sup> hereby agree to insure the house and buildings on said premises in the sum not less than Four Hundred Thousand & No/100 ----- \$ 400,000.00 Dollars fire insurance and not less than Four Hundred Thousand & No/100 ----- \$ 400,000.00 Dollars tornado insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; and in the event it should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns may cause the building to be insured in its name, and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.

And it/ ~~he~~ <sup>does</sup> hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, immediately upon payment, until all amounts due under this mortgage have been paid in full, and should it fail to pay said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor shall keep the premises herein described in good repair, and should it fail to do so, the mortgagee, its successors or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest.

And it/ ~~he~~ <sup>does</sup> hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining, however, the right to collect said rents so long as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes, shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the property herein described, and collect said rents and profits and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for anything more than the rents and profits actually collected, less the costs of collection; and should said premises be occupied by the mortgagor herein, and the payments hereinabove set out become past due and unpaid, then it does ~~do~~ hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, taxes and fire insurance, without liability to account for anything more than the rents and profits actually collected.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION, that if ----- the said mortgagor, its/ ~~he~~ <sup>successors and assigns</sup> ~~heirs, executors and administrators~~, shall on or before the first day of each and every month, from and after the date of these presents, pay or cause to be paid to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors or assigns, the monthly installments, as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of bargain and sale shall become null and void; otherwise to remain in full force and virtue.