

ALL that piece, parcel or lot of land within the corporate limits of the Town of Simpsonville, Greenville County, and according to a recent survey by Dalton & Neves, Engineers, dated December, 1968, said plat being recorded herewith, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of S. C. Highway No. 417 (Old U. S. Highway No. 276) (Laurens Road) and Webb Street and running thence with Webb Street, S. 84-15 W., 257.2 feet to an iron pin at the curve of Webb Street; thence with the curve of Webb Street, the chord of which is S. 41-15 W., 61.4 feet to an iron pin; thence continuing with Webb Street, S. 1-48 W., 169.8 feet to an iron pin; thence with Webb Street S. 2-51 E., 243.2 feet to an iron pin at the intersection of Webb Street and Loma Drive; thence with said Loma Drive, N. 63-24 E., 149.6 feet to an iron pin; thence continuing with said Loma Drive, N. 54-00 E., 218.6 feet to an iron pin on the southwest side of said S. C. Highway No. 417 (Old U. S. Highway No. 276) (Laurens Road); thence with said Highway, N. 4-15 W., 289.7 feet to an iron pin at the intersection of said Highway and Webb Street, the same being the point of beginning.

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 GEORGE W. WEBB
his Heirs and Assigns forever.

AND the said POWER CONTROL COMPANY

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said GEORGE W. WEBB, his

Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than

Dollars in such Company as shall be approved by the Mortgagee
executors, administrators or assigns,
and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee
executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee
executors, administrators or assigns, shall be entitled to receive
from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee
heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.