

All that certain lot of land in the City of Greenville, County and State aforesaid, situate on the west side of Falls Street, being shown as Lot 18, Block 5 at page 59 of the City Block Book and being more particularly described as follows, to wit: BEGINNING at a stake on the west side of Falls Street at corner of property formerly owned by J. E. Serrine and running thence N 71 W 120 feet to stake; thence S 19 W 68 feet to pin; thence S 70 E 120 feet to pin on Falls Street, thence with the western side of Falls Street 69.2 feet to the point of beginning.

AND IT IS AGREED, That the mortgagors are ----- to keep the building on said premises insured against loss by fire and windstorm ~~in the amount~~ for its full insurable value ----- ~~in~~ in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 8% per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Southern Bank and Trust Company, its Successors ----- ~~and~~ and Assigns forever.

AND we do hereby bind ourselves and our ----- Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said Southern Bank and Trust Company, its Successors ----- ~~and~~ and Assigns from and against us and our Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.