

BEGINNING at an Iron located in the southerly right-of-way margin of Greenville-Pelham Road (which right-of-way is 66.0 ft. in width), and which Iron is located at the common front corner of the A. B. Painter property (now or formerly) as described in a deed recorded in the Greenville County RMC Office in Book 48 at page 41 and the property hereby conveyed; THENCE from said beginning point and with the southerly right-of-way margin of Greenville-Pelham Road, in three courses and distances as follows: (1) North 89-51-30 East, 282.22 ft. to a point of curve, (2) with the arc of a curve to the left, having a radius of 14,925.74 ft., for an arc distance of 200.44 ft. to a point of tangent, and (3) North 89-05-20 East, 127.42 ft. to an Iron located in the northeasterly front corner of the W. C. Garrett property (now or formerly) as described in a deed recorded in the Greenville County RMC Office in Book 637, at page 13; THENCE with two lines of the said Garrett property as follows: (1) South 23-18-10 East, 327.70 ft. to an Iron, and (2) North 85-51-00 East, 126.70 feet to an old Iron located in the boundary line of the F. L. Swords Estate property (now or formerly) as described in a deed recorded in the Greenville County RMC Office in Book 208, at page 23; THENCE with the westerly boundary line of the said Swords Estate property, South 10-37-30 East, 1207.93 ft. to a point located in the center line of Rocky Creek; THENCE with the center line of Rocky Creek in 18 courses and distances as follows: South 69-35 West, 126.05 feet to a point, (2) South 62-00 West, 120.9 feet to a point, (3) South 84-58 West, 132.0 ft. to a point, (4) North 81-47 West, 104.8 ft. to a point, (5) South 76-47 West, 107.15 ft. to a point, (6) South 87-11 West, 87.4 feet to a point, (7) North 60-31 West, 46.2 feet to a point, (8) South 81-01 West, 123.4 feet to a point, (9) North 69-41 West, 43.0 feet to a point, (10) South 87-49 West, 85.2 ft to a point, (11) South 74-04 West, 62.0 ft. to a point, (12) North 42-37 West, 91.05 ft. to a point (13) North 78-28 West, 74.2 ft. to a point, (14) North 58-13 West, 84.0 ft. to a point, (15) North 56-25 West, 236.1 ft. to a point, (16) North 41-20 West, 52.85 ft. to a point, (17) North 62-25 West, 132.1 ft. to a point, and (18) North 56-41-40 West, 152.01 ft. to the point of intersection of the center line of Rocky Creek with the easterly line of M. W. Jones (now or formerly) as described in a deed recorded in the Greenville County RMC Office in Book 401, at page 79; THENCE with the said Jones rear corner of the A. B. Painter property (now or formerly) as described in said deed recorded in the Greenville County RMC Office in Book 48, at page *** (see below)

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belong, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be secured by this mortgage.

Initial Change WMSJL

TO HAVE AND TO HOLD all and singular the said Premises unto the said CAMERON-BROWN COMPANY, its successors and Assigns. And Mortgageor do hereby bind its successors & assigns to warrant and forever defend all and singular the said Premises unto the said CAMERON-BROWN COMPANY its successors and Assigns, from and against Mortgageors successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagee agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.

As required by the mortgagee, the mortgagee agrees that there shall be added to each monthly payment required hereunder under the evidence of debt secured hereby, an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay as they become due, all taxes, assessments, hazard insurance premiums, and similar charges upon the premises subject thereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the mortgagee with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance premiums or similar charges hereunder.

The mortgagee agrees that he will keep the premises in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

And the said mortgagee agree to insure and keep insured the houses and buildings on said lot in a sum not less than Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, and the sum of Dollars from loss or damage by tornado, or such other casualties or contingencies (including war damage), as may be required by the mortgagee and assign and deliver the policies of insurance to the said mortgagee and that in the event the mortgagee shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and pursue foreclosure proceedings.

Initial Change WMSJL

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said mortgagee, successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or by other casualties or contingencies, or such payment over, took place.

***441; THENCE with two lines of the said A. B. Painter property as follows: (1) North 81-31-50 East, 729.89 ft. to an old Iron, and (2) North 8-29-50 West, 688.96 ft. to the point and place of beginning. The Mortgagee and Mortgagee have entered into a certain loan agreement dated December 1969, the provisions of which are incorporated herein by reference as fully and to the same extent as though set forth herein verbatim.