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Mortgagor shall annually within four months after the end of each calendar or operational year furnish to the Mortgagee or holder of this mortgage a certified copy or copies of an annual operating statement of the leased premises.

NOW, KNOW ALL MEN, That Vance B. Drawdy, Trustee,
the said mortgagor

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 Vance B. Drawdy as Trustee 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 tract of land together with the buildings and improvements now or hereafter constructed thereon in the City of Greenville, County of Greenville, State of South Carolina, located at the Northeastern intersection of Laurens Road and Airport Road and containing 2.52 acres, more or less, and being shown on a plat labeled "Haywood Property," made by Piedmont Engineers and Architects, Greenville, South Carolina on February 2, 1967 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Laurens Road at corner of property now or formerly of Johnson, and running thence with the North side of Laurens Road, N. 55-49 W. 376.52 feet to a point at or near the point of intersection of Laurens Road with Airport Road; thence N. 11-52 E. 37-97 feet to a point on the South side of Airport Road; thence with the South side of Airport Road, the following courses and distances: N. 79-33 E. 194.80 feet; N. 79-26 E. 420.27 feet to an iron pin, corner of property now or formerly of Easterby Motor Company, Inc; thence along and with said line of Easterby property, S. 11-39 W. 261.50 feet to an iron pin; thence along and with property now or formerly of Johnson, N. 77-36 W. 72.97 feet to an iron pin; thence N. 76-40 W. 75.62 feet to an iron pin; thence N. 76-49 W. 74.0 feet to an iron pin; thence S. 11-34 W. 157.67 feet to an iron pin on the North side of Laurens Road at the point and place of beginning.

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 I do hereby bind myself and my 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 successors 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 or its successors 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 or its successors 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 Vance B. Drawdy/ Trustee the said mortgagor