

All that certain piece, parcel, or tract of land, situate, lying and being approximately two miles south of the limits of the City of Greenville, County of Greenville, State of South Carolina, being and embracing 18.18 acres, more or less, and being situate on the southeastern side of White Horse Road Extension and being bounded as follows: on the north by the right-of-way of White Horse Road Extension and on the northeast by property now or formerly of the Estate of Dr. E. B. Hendrix; on the southwest by Marrow Bone Creek which separates the subject property from land formerly constituting Donaldson Air Force Base; and on the southwest by property now or formerly of C. Herman Bagwell, Jr. and Nancy N. Bagwell; being shown and designated as a portion of Tract 4, Block 1, Greenville County Tax Assessors Map No. 396 and being the portion of Tract 4 lying southeast of White Horse Road Extension.

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 American Bank & Trust, its SUCCESSORS and Assigns forever.

AND the said Wheat Realty & Construction, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said American Bank & Trust, its successors

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 or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee executors, administrators, successors 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, ITS ~~XXXXXXXXXXXXXXXXXXXX~~ successors 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, ITS ~~XXXX:XXXXXX~~ successors 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.