

with said alley, S. 31-10 W. 97.3 feet to an iron pin; running thence N. 58-02 W. 506.2 feet to an iron pin; running thence S. 33-30 W. 438.0 feet to an iron pin; running thence S. 57-39 E. 100 feet to an iron pin; running thence S. 33-30 W. 204.2 feet to an iron pin on the northern side of Mimosa Drive; running thence with the northern side of said Drive, N. 57-39 W. 219.4 feet to an iron pin, point of beginning.

This is the same property conveyed to Morgagor by Mortgagee this date and recorded herewith in Deed Book 1189, at Page 320, R.M.C. Office for Greenville County, South Carolina.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrance whatsoever. The Mortgagor further binds himself and his heirs, executors, administrators, and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, his heirs, executors, administrators and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. This mortgage shall also secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, lease payments, insurance premiums, costs and attorneys' fees to protect the Mortgagee's interest in the Mortgaged premises, public assessments, repairs or other purposes, or for discharge of any liens against the property, and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing, and the lien of this mortgage securing such advances and readvances shall be superior to the rights of the holder of any intervening lien or encumbrance;
3. Mortgagor will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines, utility charges, leasehold obligations, franchise obligations, license obligations, or other impositions, liens or encumbrances, against the mortgaged premises.
4. Mortgagor will comply with all governmental and municipal laws, regulations and permits affecting the mortgage premises;
5. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, the indebtedness secured by this Mortgage shall become immediately due and payable, and this