Mortgagees' Address: *72 Tally Rd. Myrtle Beach, SC 29577*

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   Granville H. Morgan and Ruby

Lee Morgan, their   Heirs and Assigns forever.

AND   I   do hereby bind   myself and my

Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said   Granville

H. Morgan and Ruby Lee Morgan, their

Heirs and Assigns, from and against   me and my

Heirs, Executors, Administrators and Assigns,

and anyone whomsoever ...

lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the said parties that the said

Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or

damage by fire, and assign the Policy of Insurance to the said

and in case that   or   shall, at any time, neglect or fail so to do, then the said

may cause the same to be insured in   name, and reimburse

for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of
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 , and his   Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property

hereby mortgaged, when due and payable, and in case   he or his heirs or assigns shall

fail to do so, the mortgagee   or their   Executors, Administrators or Assigns, may pay said taxes, together with

any cost or penalties incurred thereon, or any part thereof, and reimburse   themselves

for the same, together with interest on the amount so paid, at the rate of   twelve (12%)   per cent. per annum from the
date of such payment, under this mortgage.