

Said premises is subject to all easements, restrictions and other encumbrances of record, including the Protective Covenants, Restrictions and Easements for Swansgate Subdivision, Greenville County, South Carolina recorded in Deed Book 1193 at Page 306, and amended by instruments recorded in Deed Book 1194 at Page 887 and in Deed Book 1197 at Page 334.

Said premises was conveyed to Mortgagor by deed of Mortgagee of even date herewith recorded in the aforesaid office in Deed Book ____ at Page ____.

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, his heirs, successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it 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 encumbrances except as stated herein. The Mortgagor further binds itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its successors and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That it will promptly pay the indebtedness evidenced by the said note, at the times and in the manner therein provided;
2. That this Mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee, and (c) any and all other debts or liabilities of the Mortgagor to Mortgagee now existing or hereafter arising; and that all sums so advanced, credits made, or amounts owing

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