and numbered respectively "Interest Note No. 1" to "Interest Note No.

Each of the principal and interest notes provides for the payment of ten per cont. of the amount due thereon when collected, as an attorney's fee for said collection, if, after maturity, and default in the payment, it be placed in the hands of an attorney for collection, and contains a waiver of presentment, demand, protest, and notice of dishoner, protest and extension, as by reference to said notes will more fully appear.

cessors and assigns, forever, all of the following described real estate, situate, lying and being in the County of South Carolina, particularly described as follows:

all that certain piece, parcel or lat of land situate, lying and being in Presimile country, State of South Carolina in the cast side of augusta still and the south side of University Statet, in the bity of well will as shown an plat of peoperty of Italien n. Acing and Lucy A. Ming, prepared by Dacton't meres, Engineers, lugicit, 1937, and moving, according to waid plat, the fallowing meter and harlinds to-suiti-Beginning at the southeast coince of the intersection of augusta, and University Streets, the country of a hick building, and running towner along the east side of augusta, Strut, S. 34-12, 24. 82.8 Let to the center of a 13 which trick evall, theree suith the senter of suite evall S. 52-22 E. 95 feet to an iron pen, thenee n. 34-08 6. 79.3 feet to an iron pin on the sauch side of University Street; thence along the south side of said M. so at 24. 95. 2 feet to the Lugin ning counce. herein by 6. M. sapprey on November Ith 1937, by deck recorded in the A. M. G. Repiec for Illimite Country, S. 6., in Lacks Valuent 200, it page 334.

TO HAVE AND TO HOLD, The above described real estate, together with the buildings and improvements now or hereafter on said lands, if any, and all personal property now or hereafter attached in any manner to said buildings or improvements, and all the rights, members, hereditaments and appurtenances thereunto belonging or in anywise appertaining, all and singular, unto the Mortgagee its successors and assigns forever.

And the Mortgagor hereby binds file have hereby binds from the Mortgage from and against himself and his heirs, representatives and assigns and every person whomsoever lawfully claiming the same, or any part thereof.

And it is hereby covenanted and agreed between the parties hereto, as follows, to-wit:

FIRST:—That the Mortgagors (a) will pay the said debt or sum of money, and interest thereon, as and when the same shall be due and payable, according to the true intent and meaning of the said notes, or any renewals thereof, or of any portion thereof, and especially will pay on demand all costs and expenses of whatever nature which the Mortgagee shall incur or be put to, including and in addition to, attorney's fees as provided in the said notes, for collecting the said debt or sum of money and interest thereon, by demand of attorney or by legal proceedings, or for protecting or enforcing through especially employed attorneys and agents of the secured; (b) will execute and cause to be executed, such further assurances of title to the said real estate, and take, and cause to be taken, such steps including legal proceedings, as may at any time appear to the Mortgagee to be desirable to perfect its title to the said real estate free from any defect, cloud or encumbrance; (c) will pay all taxes and charges assessed on said real estate before the same shall become delinquent, and immediately thereafter exhibit to the Mortgagee official receipts showing the payment of same; (d) will, at his own expense during the continuance of this debt, keep the buildings on said real estate constantly insured against loss by fire, in some responsible stock fire insurance company or companies satisfactory to the Mortgagee, for an amount not less than amount not less than amount.

and against lass fur tormand, with the loss, if any, payable under New York Standard Mortgage Clause with contribution clause stricken, or a substantially similar clause, to the Mortgagee, as its interest may appear, and will pay the premium or premiums on the policy or policies in advance, and deliver the policy or policies as additional security, and where renewal policies are necessary in the performance of this covenant will deliver them to the Mort-