TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaments:

AND IT IS AGREED, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns and TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns, forever. And the mortgagor does hereby bind himself, his heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully clamming, or to claim, the same or any part thereof.

As a part of the consideration hereof and of the acts of said mortgagee hereunder, said mortgagor, on behalf of himself, his heirs, executors, administrators or assigns, hereby covenants

1. Wherever there is a reference in the agreements, covenants, conditions and terms herein contained to any of the parties thereto, the same shall be construed to mean as well the 1. Wherever there is a reference in the agreements, covenants, conditions and terms herein contained, to any of the parties thereto, the same shall be construed to mean as well the shall extend to and be binding upon the heirs, executors, administrators, and assigns of the mortgager shall extend to and may be exercised and enjoyed by the successors and assigns of the mortgager; all rights, powers, privileges and remedies herein conferred upon and given unto the assigns. Wherever the context so admits or requires, the singular number as used throughout this instrument shall include the plural, and the plural shall include the singular, and the Maculine shall include the feminine.

2. Where, by the terms and conditions of the said note or of this instrument, a day or time is fixed for the payment of any money or the performance of any obligation or agreement,

3. That the mortgagor is lawfully seized and possessed of the entire contract.

3. That the mortgagor is lawfully seized and possessed of the property hereinabove described by purchase from the mortgage; and there are no prior liens or judgments against the affect the validity of this mortgage. FOR PARAGRAPH 1. SEE PACE 1.0 (NEXT PACE)

That the mortgagor shall require the said the property hereinabove described by purchase from the mortgage; and there are no prior liens or judgments against the affect the validity of this mortgage. FOR PARAGRAPH 1. SEE PACE 1.0 (NEXT PACE)

That the mortgagor shall require the said the property has a said the property of the mortgage, it is said to a said the property of the property of the mortgage, and there are no prior liens or judgments against the affect the validity of this mortgage. FOR PARAGRAPH 1. SEE PACE 1.0 (NEXT PACE)

That the mortgagor is all requirements and property are said to the property of the mortgage of the page of the property of the mortgage, with prendum part affected the said property page when the required policy.

That the mortgage is all the property is successful to the mortgage, with prendum part affected the said property and property is the required policy.

The this property is all the required policy. 5. That this mortgage is given contemporaneously with a promissory note from mortgagor to mortgage evidencing the unpaid portion of the purchase price of the real estate hereinabove described conveyed simultaneously herewith to the mortgagor by the mortgagee. The best of the proper of the content of the conten The state of the mortgage and every and there or the current year.

One is further covenanted and agreed that the mortgagor will keep all buildings, fixtures, or other improvements of any kind or nature now on said property in as good condition as they now are, and likewise will keep in good condition any buildings, fixtures or other improvements that should hereafter, with the consent of the mortgage, be erected and placed thereon; and the mortgagor binds himself not to erect, or permit to be erected, any new buildings on the premises herein mortgaged, nor to add to, or permit to be deded to, any existing improvements thereon, of said property or any part thereof, or the destruction or removal from said property of any building, fixtures, or other improvements of any kind whatsoever, or do or suffer any act to violation, or attempt to violate, this stipulation, said not and mortgage property shall be impaired or wakened as security for said debt. In the event of any tions of the terms of the mortgage. FOR PARAMENT HIGH THE PARE THE THE PARE THE THE PARE THE The mortgager to mertgager at such time or times, in such amount or anomats, at such place or praces, and in such times of increase or persons to whom such jayments are manuer or anomats, at such place or praces, and in such manuer as mortgager shall determine and required cessors or assigns in any action at law or equity or special proceedings affecting the mortgaged premises, or because of the failure on the part of the mortgagor, his heirs, executors, administrators sums so expended may be added to the debt hereby secured and the mortgaged may reimburse itself under this mortgage.

It is further covenanted and agreed, that in the event the premises hereby mortgaged, or any part thereof, shall be condemned and the condemned of the condemned o and all damages awarded for the taking ot, or damages to, said premises, or any part thereof, up to the amount remaining unpaid on the note and mortgage, shall be paid to the mortgage, or any part thereof, up to the amount remaining unpaid on the note and mortgage, shall be paid to the mortgage, its successors or assigns, which is authorized in the name of the mortgagor to execute valid receipt and acquittance therefor and endorse in name of mortgagor any check, draft or instrument given for any award made. The provided process of the premises of the premises of part of the premises, rents, royalties, income mortgage on the indebtedness hereby secured, whether due or not, in such order, part or manner as mortgage may elect; or at the option of mortgage, same, or any part, may be used by mortgage or rebuilding, repairing, renovating, improving, adding to or relocating the buildings now or hereafter situate on premises or for other purposes.

It is further covenanted and agreed, that should any proceedings be commenced for the foreclosure of any second mortgage or other purposes.

In provided that the premises of the premises.

PROVIDED ALWAYS NEVERTHELESS And it is the true intent and meaning of the parties to these presents, that if the mortgager shall well and truly pay or cause to be said. PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these presents, that if the mortgager shall well and truly pay, or cause to be paid, unto the mortgage, its successors or assigns, the said debt or sum of money, with interest thereon, if any shall be due, and shall perform all the agreements, conditions, covenants and terms according to the true intent of said note and this mortgage, then this mortgage shall case, terminate and be utterly null and void. But if default be made and continued for a period of thirty (30) days in making any payment under said promissory note (or any extension or renewal thereof) or in making payment as herein provided of any other indebtedness hereby secured, or if mortgager shall fail fail to pay any taxes, liens, assessments or amounts mentioned herein, before or when the same shall become due and payable, or shall fail to reimburse the mortgager for any amounts paid on his erected any new buildings on said land without the consent in writing of the mortgage, it in jury or waste is committed or period or period or pay and the mortgage, or in injury or waste is committed or period or period or period or or shall injury or waste is committed to or on said property, or the buildings or improvements are removed from or changed on said property, without the consent in writing of the mortgage, all in accordance with the covenants herein contained; or if instrument, or the note which it secures, the whole amount of said debt, at the option of the mortgagee, shall become due and collectible at once.

13. The mortgagor represents and declares as a condition hereof and as a part of the consideration for the loan secured hereby, that he does hereby waive and renounce for himself, his helfer administrators, and executors all rights that now exist or that may hereafter exist under the laws of the State of South Carolina to require an appraisal of the property herein described, without requiring an appraisal of the property herein described, without any defe without any detense or set-off because of the alleged true value of said land, or for any reason.

The And the said mortgager doth, as additional security, hereby assign, set over and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises the note or mortgage, or after the service of a summons in any action of foreclosure to which said mortgagee may be a party, and the holder of this mortgage shall be entitled to the appointment value of the mortgaged premises, as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount, anything herein or elsewhere

15. In the event said debt, or any part thereof, is established by or in any action for foreclosure of this mortgage may also recover of the mortgagor, in addition to the slad be included in any judgment of foreclosure recovered.

All rights and powers herein conferred are cumulative of all other reneals. All rights and powers herein conferred are cumulative of all other remedies and rights allowed by law and may be pursued concurrently.

In case of error or omission in this mortgage or the note which it secures, a mortgage or note to correct the same, dated as of this date, the profit of the pro In case of error or omission in this mortgage or the note which it secures, a mortgage or note to correct the same, dated as of this date, will be promptly executed by the mortgagor. In case of error or omission in this mortgage or the note which it secures, a mortgage or note to correct the same, dated as of this date, will be promptly executed by the mortgagor. It is further covenanted and agreed that any waiver by the mortgage of any agreement, condition, stipulation or covenant of this instrument, or any violation thereof, shall not the mortgagor shall hold and enjoy the said premises until default in the payment of any of the installments, as provided in said note, or breach of any of the covenants or conpurpose desired by the mortgage, and do such other things as necessary to protect and preserve the security.

The mortgagor agrees that in the event the ownership of the mortgaged premises or any part thereof becomes vested in a person other than the mortgagor, the mortgagor than the mortgagor the mortgagor than the mortgagor th purpose desired by the mortgagee, and do such other things as necessary to protect and preserve the security.

The mortgager agrees that in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee, its successors or assigns, may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, in the same manner forebearance on the part of the mortgagee or its assigns, or release of any portion of the mortgaged premises and no extension of the time for the payment of the debt hereby secured given by the mortgagee or its assigns shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part. WITNESS my and seal this 25th day of November in the year of our Lord one thousand nine hundred and and in the one hundred and Borty-fifth year of the Sovereignty and independence of the United States of America. Signed, Sealed and Delivered in the Presence of: H. Earle Seaborn Kitty Browne J. L. Love (Seal) THE STATE OF SOUTH CAROLINA, County of Greenville J. L. Love. , Notary Public of South Carolina, personally appeared Kitty Browne and made oath that S he H. Earle Seaborn saw the within named as his act and deed, deliver the within written deed, for the uses execution thereof, and subscribed their names as witnesses thereto. and purposes herein mentioned, and that She , with J. L. Love SWORN To and subscribed before me, this 30th . November 19340 day of J. L. Love Kitty Browne Notary Public of South Carolina THE STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER County of Greenville J. L. Love , Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs. Lillian S. Seaborn the wife of the within named H. Earle Seaborn did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, volunits stressors and assigns, all her interest and estate, and also all her right and claim of dower, of, in or to all and singular the premises within mentioned and released. ler my Hand and Seal, this 30th November 1940 day of J. L. Love Lillian S. Seaborn(L. S.) Notary Public of South Carolina M. o'clock this. A. D. 193____, in Real Estate Mortgage

Recorded November 30th, 1940, at 11:46 A.M. BY:N.S.

affixed. Original writing delivered to

___ So. Car. Documentary Stamp_

Page ...