

part of lot No. 65 of the sub-division of the Able & Rasor property, plat of which is recorded in the office of Register Mesne Conveyance in and for said State and County in Flat Book E at Page 153, and having a frontage of 77.25 feet on the Augusta Road, and a depth along parallel lines of 200 feet, and being all of said lot No. 65, except for a 5-foot strip on the Western side thereof, cut off and used for the widening of Club Drive, and being the same property conveyed to W. E. Payne et al by deed of C. R. Brown dated January 24, 1946 and recorded in said Register's Office in Deed Book 286, Page 23.

ALSO, all pasturizing machinery and equipment in pasturizing plant located on Tract No. 2.

It is agreed that in the event any instalment due on the note secured by this mortgage becomes delinquent for more than 30 days, or in the event taxes go into execution, the interest rate will immediately increase from five to seven per cent and remain at seven per cent until the delinquency or taxes have been brought up to date.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

Thornwell Orphanage, Clinton, S. C., its successors

~~THEIR~~ and Assigns forever.

And we do hereby bind ourselves \_\_\_\_\_, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~their~~ and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we \_\_\_\_\_, the said mortgagors, agree to insure the house and buildings on said land for not less than \$15,000.00 against loss by fire and \$6,500.00 windstorm, and on Tract No. 2 ~~Dollars~~, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire with extended coverage during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.