

BEGINNING at an iron pin at the Northwestern corner of the intersection of the New Easley Highway with the White Horse Road and running thence with the Western side of White Horse Road, N. 4-11 E., 206 feet to an iron pin; thence with an old roadbed and with the line of property now or formerly owned by Dickerson, S. 87-11 W., 200.4 feet to an iron pin; thence continuing with said line, S. 77-50 W., 169.4 feet to an iron pin; thence continuing with said old roadbed and with property now or formerly owned by Lark, S. 54-05 W., 164 feet to an iron pin; thence continuing with said line, S. 57 W., 300 feet to an iron pin; thence continuing with said line, N. 61-10 W., 126 feet to an iron pin; thence continuing with said line, N. 76-25 W., 400 feet to an iron pin in Bent Bridge Road; thence with the said Road, S. 57-40 W., 264.8 feet to a large pine, Owings corner; thence with Owings line, S. 25-E., 52 feet to an iron pin on the Northern side of the New Easley Highway; thence with the Northern side of the New Easley Highway, the following courses and distances, to wit: S. 86 E., 450 feet, S. 89 E., 200 feet, N. 87-42 E., 200 feet, N. 80 E., 200 feet, N. 77-22 W., 200 feet, and N. 73-00 E., 221 feet to an iron pin, the beginning corner, being the same property conveyed to Gussie Orr Ledford by deed of Lila E. Earle, individually and as Executrix, recorded in the RMC Office for said County and State in Deed Book 443, page 309, EXCLUDING, .89 of an acre of said property taken by the South Carolina Highway Department in the widening of the New Easley Highway.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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, its 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 is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for 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 pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.