condition of the said Note, and also in consideration of the further sum of THREE DOLLARS ($3.00) to it, the said Mortgagee, in hand well and truly paid by the said Mortgagor at and before the sealing and delivery of these Presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these Presents, DOES GRANT, bargain, sell and release unto the said Mortgagee all that property situate in the County of/ Greenville, State of South Carolina, as more particularly described in Exhibit "A", which is attached hereto and made a part hereof.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise appertaining. To have to hold, all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And the said Mortgagor does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

And it is agreed, by and between the parties hereto that the said Mortgagor, its Successors or Assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire naming said Mortgagee to the extent of its interest, for an amount not less than_____ in such Company as shall be approved by the Mortgagee, its successors and assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors and assigns, may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, its successors and assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

And it is agreed, by and between the said parties that if the Mortgagor, its successors or assigns, fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and

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