

Also all fixtures, buildings, burnishings and other assets of Southern Mortgage Investment Co., Inc. on premises described on the following leases; and all the mortgagor's rights as lessee of said lease:

Deed Book 613 at page 297  
 613 at page 271  
 483 at page 91  
 670 at page 234

All recorded in said R.M.C. Office

Also all existing leases on the premises between Southern Mortgage Investment Co., Inc. and third parties.

For full derivation of this property into Southern Mortgage Investment Co., Inc. as grantee see the following:

| Grantor  | Deed Date | Rec. Date | D.B./ Pg. |
|--|-----------|-----------|-----------|
| 1. Janie K. Vaughan  | 11/14/58  | 12/11/58  | 612/165   |
| 2. A.A. & Joanna B. Vaughan<br>Ina V. Speaker &  | 11/19/58  | 12/11/58  | 612/150   |
| 3. James A. Vaughan,<br>Janie K. Vaughan,<br>Conway K. Vaughan,<br>Beulah V. Johnson & | 11/19/58  | 12/11/58  | 612/140   |
| 4. Bessie V. Vaughan   | 11/14/58  | 12/11/58  | 612/143   |
| 5. Thomas C. Vaughan   | 11/19/58  | 12/11/58  | 612/147   |

All in the R.M.C. Office for Greenville County.

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 R.M. Caine  
 does

his Heirs and Assigns forever. And it ~~do~~ hereby bind its

Heirs, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said R.M. Caine

his Heirs and Assigns, from and against its

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than

One hundred thousand (\$100,000.00) Dollars  
 in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

his

name and reimburse him

for the premium and expense of such insurance under this mortgage, with interest.

1374  
872

4328 RV-2