

thence along line of Anderson Property N. 3-12 E. 200 feet to an iron Pin on the South side of West Earle Street; thence along the South side of West Earle Street N. 85-0. W. 87 feet to the Point of beginning, being the same lot of land conveyed to the mortgagor herein by W. O. Groce by deed dated April 6, 1928, and recorded in the R. M. C. office for Greenville County in volume 136. at Page 209.

I have and to hold all and singular the Premises before mentioned unto the said Jefferson Standard Life Insurance Company, its successors and assigns forever.

And, I, the said Mitty Groce do hereby bind myself and my heirs, executors, and administrators to warrant and forever defend all and singular the said Premises unto the said Jefferson Standard Life Insurance Company, its successors and assigns against me and my heirs and against every Person, whomsower lawfully claiming or to claim the same or any Part thereof.

Provided always nevertheless, and it is the true intent and meaning of the Parties of these Presents, that if the said Mitty Groce, does and shall well and truly Pay or cause to be Paid unto the said Jefferson Standard Life Insurance Company, its successors or assigns, the said debts and sums of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said Note and the conditions therein written, then this deed of bargain and sale shall cease and be void; Otherwise, it shall remain in full force and authority.

and it is covenanted and agreed that all times during the continuance of this mortgage and until said mortgage shall be fully Paid or released, the mortgagor will keep the buildings on said Premises unceasingly insured against fire in such responsible insurance Company or Companies as shall be satisfactory to the mortgagee, in the amount then secured by this mortgage, with a mortgagee and subrogation clause satisfactory to the mortgagee attached to said Policy or Policies of Insurance; that if a greater amount of Insurance is Placed upon the said buildings than the amount aforesaid, all such insurance shall be made Payable in case of loss as aforesaid and with like subrogation clause; that all of said insurance Policies shall be at all times deposited with the mortgagee, and that all Premiums on all of the Policies of Insurance shall be Promptly Paid when due. In case of loss and Payment by any insurance companies, the amount of the insurance money Paid shall be applied.

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