

This mortgage covers and is intended to cover any and all buildings and improvements now on said premises, together with any and all additions thereto.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagee or to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may at its option, foreclose this mortgage or pay said items and add the same so paid to the principal amount of the debt, and they shall bear interest at the same rate.

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 ~~Bank~~ ^{The First National} Bank, of Greenville, S.C., as Trustee for Dan. H. Marshall & Children Under the Will of A. Eliza Marshall, its ~~Heirs and Assigns forever.~~ ^{And} ~~do hereby bind~~ ^{Successors and Assigns forever.} And I do hereby bind myself, my

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

Premises unto the said The First National Bank, of Greenville, S.C., as Trustee for Dan H. Marshall and Children Under the Will of A. Eliza Marshall, its Successors ~~Heirs~~ and Assigns. from and against myself and my

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