

This mortgage debt shall become due and payable forthwith at the option of the mortgagee or the holder hereof if the mortgagor shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

It is expressly agreed that the mortgage debt shall become due and payable at the option of the mortgagee or the holder hereof if there is a default in the payment of any tax or assessment against the property by the mortgagor during the term of this mortgage or in case of the actual or threatened demolition or removal of any building erected upon said premises.

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 The Commercial National Bank of Spartanburg, its Successors

~~Heirs~~ and Assigns forever

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said The Commercial National Bank of Spartanburg, its Successors

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

And the said Juanita L. Peace agree s to insure the house and buildings on said lot in the sum of not less than Three Hundred Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said The Commercial National Bank of Spartanburg and that in the event the mortgagor shall at any time fail to do so, then the said The Commercial National Bank of Spartanburg may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage.

And the said Juanita L. Peace agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said Note together with all cost and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.