

THIS PROPERTY is subject to protective covenants recorded in the R.M.C. Office of Greenville County in Deed Book 391 at page 75, and subject to recorded rights-of-way.

THIS IS the same property conveyed to the mortgagors herein by deed of Marsmen, Inc., recorded on the 4th day of October, 1950, in the R.M.C. Office of Greenville County, South Carolina, in Deed Book 420 at page 400.

THE MORTGAGORS herein expressly warrant that there are no other liens or encumbrances against this property and that this mortgage is a first and prior lien thereon.

THIS MORTGAGE shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

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 Warren H. Martin, his Heirs and Assigns forever. And we do hereby bind our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Warren H. Martin, his

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

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than its full insurable value 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.