

NOW KNOW ALL MEN, that the said mortgagors in consideration of the said debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and the performance of the covenants herein contained, to the said General Mortgage Co., its successors and assigns, according to the condition of the said Note, and also in consideration of the further sum of one dollar to said mortgagors in hand well and truly paid by the said General Mortgage Co. at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said General Mortgage Co., its successors and assigns, the following property:

All that lot of land in the County of Greenville, State of South Carolina, in the Town of Fountain Inn, as shown on plat of Blake P. Garrett, Louise Y. Garrett, David H. Garrett, Mary Lou Garrett, George P. Wenck and Annie Mae W. Wenck, made by R. B. Bruce November 7, 1962, recorded in the R. M. C. Office for Greenville County in plat book CCC at page 45, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeastern side of Main Street, 70 feet southeast of the intersection of a 9 foot walkway, which iron pin is situate 897.7 feet southeast of the intersection of East Jones Street, at the corner of property of the Fountain Inn Masonic Lodge 192, and running thence along the northeast side of Main Street, S 37-58 E, 163 feet to an iron pin; thence N 52-32 E, 264.6 feet to an iron pin on the southwest side of Weston Street; thence with said street, N 38-00 W, 165.4 feet to an iron pin; thence along the center of a party wall between the subject property and the property of the Fountain Inn Masonic Lodge 192, S 52-46 W, 132 feet to an iron pin; thence S 51-06 W, 131.9 feet to an iron pin at the point of beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises, belonging or in anywise incident or appertaining; also all electric wiring, heating, plumbing and heating fixtures and appliances for heating, lighting and refrigeration, screens, awnings, shades, or other equipment now or hereafter installed in or on said premises by the mortgagors, or owner, and used or for use therein or thereon shall be held to be real fixtures and part of the mortgaged property hereby conveyed whether attached to the freehold or not and subject to the lien of this instrument; provided, however, that trade fixtures and other personal fixtures of any tenant now or hereafter installed are not intended to be included in this provision and shall not be in anywise affected hereby or subject to the lien hereof.

TO HAVE AND TO HOLD all and singular the said premises unto the said General Mortgage Co., its successors and assigns forever. And the mortgagors hereby bind themselves, their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said General Mortgage Co., its successors and assigns, from and against the mortgagor and all other persons lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intention and meaning of the parties to these Presents, that if the said mortgagors do, and shall, well and truly pay, or cause to be paid, unto the said General Mortgage Co., or its order or Agent,