

BEGINNING at an iron pin on the eastern side of S. C. Highway 291 at the northeastern corner of the intersection of said highway with Lowndes Hill Road and running thence with said intersection S. 32-37 E. 56.5 feet to an iron pin on the northern side of Lowndes Hill Road; thence with the northern side of Lowndes Hill Road S. 86-34 E. 133.3 feet to an iron pin; thence S. 83-48 E. 52.9 feet to an iron pin at the intersection of Lowndes Hill Road and Woods Lake Road; thence continuing with said intersection N. 53-02 E. 72.9 feet to an iron pin on the western side of Woods Lake Road; thence running with the western side of Woods Lake Road N. 10-18 E. 227.9 feet to an iron pin; thence N. 19-31 E. 111 feet to an iron pin; thence continuing along the western side of said road N. 34-29 E. 129.2 feet to an iron pin; thence turning and running S. 86-26 W. 230 feet to an iron pin; thence S. 57-12 W. 85 feet to an iron pin on the eastern side of S. C. Highway 291; thence with the eastern side of the right of way of said highway S. 16-48 W. 136.4 feet; thence S. 19-05 W. 100 feet; thence continuing along the eastern side of said right of way S. 21-26 W. 142.6 feet to an iron pin, the point of beginning.

Together with all right, title or interest, if any, the Mortgagor may have in and to that area lying between the parcel above described and the center line of Lowndes Hill Road and of Woods Lake Road, the same being portions of said roads as shown on said plat.

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 CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, ~~its successors and assigns~~ its successors and assigns.

AND the said C. D. SPANGLER CONSTRUCTION COMPANY

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, its Successors

~~AND~~ and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than

Dollars in such Company as shall be approved by the Mortgagee ~~and~~ executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee ~~and~~ executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee ~~and~~ executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its successors ~~and~~ or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.