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THE STEAM COMPANY

Washington for such further sums as may be advanced to or for

the afterward dead, and is order to secure the payment thereof, and the Mortgagos at any time for advances made to or for the Mortgagos in hand well and the Mortgagos in hand well and the Mortgagos in the Mortgagos in hand well and the Mortgagos in the Mortgagos in hand well and the Mortgagos in the Mortgagos i

And that combine plant percent with of head with all improvements thereon, so hereafter constructed thereon, situate, lying and being in the State of South Carolina, Land of Carolina, Ca

ALLSTHAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA, AND BEING SHOWN AS LOT 24 ON A PLATLOF BELLE MEADE RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY, IN PLAT BOOK EE, PAGES 116-17, FRONTING 75 FEET ON THE NORTH-LEASTERLY SIDE OF EAST DORCHESTER BOULEVARD, HAVING A PARALLEL DEPTH OF 150 FEET AND A REAR WIDTH OF 75 FEET AND BEING IDENTICALLY THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED RECORDED IN DEED BOOK 760 AT PAGE 125.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein specifically stated otherwise as follows: AS A PART OF THE CONSIDERATION FOR THIS

TRANSFER, GRANTEES AGREE TO ASSUME PAYMENT OF THE BALANCE DUE ON THAT CERTAIN MORTGAGE EXECUTED IN FAVOR OF CAMERON BROWN GOMPANY, OCTOBER 19, 1964, AND RECORDED IN MORTGAGE. VOLUME 975 AT PAGE 469 AND ASSIGNED JANUARY 8, 1965, TO THE MUTUAL BENEFIT LIFE INSUBANCE COMPANY RECORDED IN MORT, VOL. 983 PAGE 311. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and lagrants the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That 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. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. 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.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.