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cont. and from said point going thence S67° 31'W along lands formerly of grantors herein, now of L.E. McNair, referred to as Middleton Apartments, Inc., a distance of five hundred seventy-three and twenty-four hundredths (573.24') feet to a point; and from said point going thence S22° 35'E along lands formerly of grantors herein, now of L.E. McNair, referred to as Middleton Apartments, Inc.; a distance of one hundred eighty and four-tenths (180.4') feet to a point; and from said point going thence S67° 38'W along lands of L.E. McNair, referred to as Middleton Apartments, Inc., and property of Mobil Oil Company, a distance of four hundred seventy (470') feet to a point on the easterly side of the right-of-way line of Middleton Drive (sometimes referred to as "New Road"), thence from said point along the right-of-way line of Middleton Drive (sometimes referred to as "New Road") N25° 59'W a distance of nine hundred one and four-tenths (901.4') feet to a point being the point of beginning. Being more clearly shown and delineated on a plat thereof by Dalton & Neves, Eng. Co., dated January 18, 1971, bearing legend "Property of Investments Diversified, Limited, et al" and recorded in the R.M.C. Office for Greenville County on February 1, 1971, in Plat Book 4F, Page 60, reference to which said plat is hereby craved for a more full and complete description.

SAVING AND EXCEPTING the following described portions of the aforesaid premises:

- 1. SAVING AND EXCEPTING that portion of the said premises being triangular in shape and located at the extreme northwest corner of the above

SEE ATTACHED RIDER

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 Monumental Life Insurance Company and The Volunteer State Life Insurance Company, as hereinabove mentioned, their successors heirs and assigns forever, in fee simple.

AND we do hereby bind OUR selves and OUR heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said Premises unto the said mortgagee.

their successors and assigns, from and against US and OUR heirs, executors and administrators

and all persons 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 their heirs, executors, or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire, for the benefit

of the said mortgagee, for an amount not less than One Million Eight Hundred Thousand and no/100 (\$1,800,000.00) Dollars, in such company as shall be approved by the said mortgagee, and shall deliver the policy to the said mortgagee, and in default thereof,

the said mortgagee their successors 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

their successors 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 said mortgagor, their heirs, executors, administrators or assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, and before any interest or their successors

then the said mortgagee, penalties accrue 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 sums so paid, with interest thereon, from the dates of such payments.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of the interest on the said Note, or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally first become payable, or in any other of the provisions of this mortgage, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due, at the option of the said mortgagee, their successors

or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the Note secured hereby is compelled to pay any taxes upon the debt represented by said note, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, their successors

or assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, their successors or assigns,

shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.