

and operated as an ABC Store, said land being 21.4 feet in width and 47.4 feet in depth and the building and improvements thereon being the southernmost portion of the larger building and concrete walk shown on the plat by W. R. Williams, Jr. referred to above, together with an easement providing access to and from said land and buildings and parking for the said Charlotte A. Roe, as Trustee, her successors and assigns, and their business customers and invitees.

The property herein mortgaged is the same property conveyed to the Mortgagor herein by the Mortgagee by Deed dated the 22nd day of September, 1982, recorded herewith.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

CHARLOTTE A. ROE, as Trustee under Trust Agreement dated June 12, 1972 between Robert B. Roe, Jr., et al., her successors

and Assigns forever.

And \_\_\_\_\_ do hereby bind \_\_\_\_\_ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, \_\_\_\_\_ 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 mortgagor..., agree to insure the house and buildings on said land for not less than \_\_\_\_\_ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event \_\_\_\_\_ shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if \_\_\_\_\_ the said mortgagor..., do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

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