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Together with all and singular the Rights Hereditaments and Appurtenances to the said Premises belonging or in any wise incident or appertaining.

To have and to hold all and singular the Premises before mentioned unto the said American Bank & Trust Company its successors and assigns forever. And I do hereby bind myself, my heirs Executors Administrators and assigns to warrant and forever defend all and singular the said Premises unto the said American Bank & Trust Company, its successors, heirs and assigns forever, and from and against me and my heirs, executors, administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if I, the said mortgagor, do and shall will and truly pay or cause to be paid unto the said mortgagee, the debt or sum of money aforesaid, with interest therein, if any be due according to the true intent and meaning of the said notes and renewals thereof then this deed of bargain and sale shall cease and determine and be utterly null and void otherwise to remain in full force and virtue.

And it is agreed by and between the parties hereto that the said mortgagor is to hold and enjoy the said premises until default in payment shall be made.

And I hereby further assign to the said American Bank & Trust Company, all my right title and interest in any notes, mortgages or other papers given by S. M. Hunter and Robert Wilson for the purpose of securing my indebtedness of the Hunter-Wilson Lumber Company, there being an assignment both to the American Bank & Trust Company and to the Farmers Bank of Travelers Rest of equal rank; they to receive any proceeds therefrom. And this mortgage is to be of equal rank with a mortgage this day given to the Farmers Bank of Travelers Rest S. C. securing indebtedness to them in the sum of