

the following metes and bounds, to-wit:- Beginning at a point in the center of a brick wall on the East side of South Main Street, which point is the Northwest corner of the lot owned by J. Robert Martin, and running thence along the center of said brick wall S. 69-30 E. 80 feet; thence N. 20-30 E. 80 feet; thence N. 20-30 E. 1 foot; thence S. 69-30 E. 68 feet to a point in line of a lot owned by J. Robert Martin; thence N. 20-30 E. in a line parallel with South Main Street 25.85 feet; thence N. 69-30 W. 88 feet to a point in the center of a brick wall; thence continuing N. 20-30 W. along the center of said brick wall, 60 feet to a point in the East side of South Main Street; thence along the eastern side of South Main Street in a southerly direction 26.85 feet to the point of beginning.

And it is understood and agreed that this mortgage is executed and accepted upon the following conditions:

That the mortgagor shall insure his life in some reputable insurance Company doing business in the State of South Carolina, in a sum not less than Nineteen Thousand (\$19,000.00) Dollars, and shall keep the said policy of insurance in force during the period for which said notes and mortgage shall run, which said policy of insurance shall be assigned to the company herein, as collateral security for the debt hereby secured, and in the event of the death of the said assured during the period for which said notes and mortgage may run, it shall be the duty of the company herein named at the request of the holder of said notes and mortgage, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance, and apply the proceeds to the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums paid by the holder or holders of the said notes and mortgage, for taxes, insurance, or to remove prior liens or encumbrances and to the discharge of the debt hereby created, including any expenses incurred in discharging said debt, rendering the overplus, if any, to the legal representatives of the mortgagor, or to the beneficiary, or beneficiaries under said policy or policies, as the case may be; but, if the mortgagor shall fail to pay the premiums of the said policy or policies of insurance, as the same shall become due and payable, then upon the application of the guarantor, it shall be the duty of the company hereinbefore named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinbefore set out.