

brick building, containing several store rooms" To have and to hold all (and singular the said premises unto the said The First National Bank of Greenville S. C. as Trustee, its Successors and assigns forever upon the trust hereinafter set forth, for the protection and security of the holders of said notes without priority one over the other.

And B. W. Burdett, does hereby bind himself, and his heirs and assigns to warrant and forever defend all and singular the said premises unto the said First National Bank of Greenville, S. C. as Trustee, its Successors and assigns, from and against himself, and his heirs and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof. And until the mortgage indebtedness shall be fully discharged B. W. Burdett agrees to insure the building on said lot of land in a sum not less than Ten Thousand (\$10,000.00) dollars in a Company or Companies satisfactory to the Trustee, and keep the same insured from loss or damage by fire, and assign the policy or policies of insurance to the Trustee hereunder; and that in the event said B. W. Burdett shall at any time fail to do so then the said Trustee may cause the same to be insured in its name and reimburse itself for the premiums and expenses of such insurance under this mortgage, with interest.

And B. W. Burdett does further covenant and agree that during the life of this loan he will promptly pay all taxes, charges and assessments that may be imposed by law upon the mortgaged premises or any part thereof, and should he fail to pay said taxes, charge or assessments promptly when due, or any part thereof, then the Trustee shall be at liberty to pay the same and reimburse itself, under this mortgage, for said expenses with interest. And it is hereby declared that any sum paid by said Trustee for insurance, premium, taxes, charges, assessments, or any other expenses, necessarily incurred by said Trustee for the protection of said note holders, or for the protection and preservation of said property, shall be a lien upon said premises, and any such amount, with interest at 7% (Seven per cent) per annum, shall be paid in priority to the said notes should any suit be instituted wherein it is sought to foreclose this mortgage B. W.

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