

to stone; thence N. 70-45 W. 33.36 chains to stone; thence N. 29-7/8 E. 6.70 chains to stone; thence S. 71-30 E. 38.76 chains to stone; thence N. 62 E. 4.91 chains to stone; thence N. 24-30 W. 5.90 chains to stone; thence S. 82-40 W. 5.50 chains to stone; thence N. 24 W. 8.00 chains to stone; thence S. 82-45 W. 2.52 chains to stone; thence N. 73-7/8 W. 22.56 chains to Walnut on public road; thence with said public road in a northern direction, road being the line 14.80 chains to a stone; thence S. 80-30 E. 3.24 chains to stone; thence N. 2-30 E. 5.06 chains to stone; thence N. 40-35 W. 16.32 chains to stone; thence S. 49-45 W. 27.49 chains to stone; thence S. 36-30 E. 7.65 chains to stone; thence S. 68-15 W. 23.16 chains to stone on creek; thence S. 60 E. 36.70 chains to stone on public road; thence with road S. 27-1/8 W. 10.40 chains and S. 49-45 W. 13.78 chains to stone near cross road; thence S. 52 E. 23.52 chains to the beginning point. Bounded by lands of Shumate, Cureton, Seaborn, Simms and others and by the public road; this being the property conveyed to Andrew W. McDavid by deed recorded in Book 60, Pages 409-413, office of R. M. C., Greenville County, South Carolina, and being the same premises conveyed by THE UNION CENTRAL LIFE INSURANCE COMPANY to the mortgagor herein by Deed dated the 12th day of December, 1944.

This Mortgage is given to secure the balance of purchase money for the above described real estate.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

The right is hereby given the mortgagor and reserved by the mortgagee, successors or assigns, to make partial release or releases of the security hereunder, agreeable to the mortgagee, without notice to or the consent, approval or agreement of other parties in interest, which partial release or releases shall not impair in any manner the validity of, or priority of this mortgage on the security remaining.

TO HAVE AND TO HOLD, All and singular the said premises unto the THE UNION CENTRAL LIFE INSURANCE COMPANY of Cincinnati, Ohio, its successors and assigns forever.

And I do hereby bind myself and heirs, executors and administrators to procure or execute any further necessary assurances of the title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said THE UNION CENTRAL LIFE INSURANCE COMPANY of Cincinnati, Ohio, its successors and assigns, from and against me and my heirs, executors and administrators, and all other persons lawfully claiming to claim the same or any part thereof.

AND IT IS AGREED, That the said mortgagor will pay the note or notes secured hereby according to their tenor and effect and to keep and perform all agreements, conditions and stipulations herein.

AND IT IS FURTHER AGREED, That the said mortgagor will pay all taxes, assessments and charges of every character which are now, or which hereafter may become liens on said real estate when due, also all taxes, assessed in South Carolina against the mortgagee, its successor or assigns on this mortgage, or the notes of debt secured hereby, before the same become delinquent, provided the amount of such latter taxes, together with the interest on the debt secured hereby, does not exceed the maximum permitted by law to be paid, but if it does, the excess is to be paid by the mortgagee; to deliver to the mortgagee, receipts showing payment thereof, and if not paid, the mortgagee may pay such taxes, liens or assessments, and this mortgage shall stand as security for the amount so paid with interest.

AND IT IS FURTHER AGREED, That the said mortgagor will keep the buildings now on or hereafter erected on said real estate insured, at the option and to the satisfaction of the mortgagee, and to deliver the policies and renewals thereof to said mortgagee with loss payable clause, satisfactory to said mortgagee, attached. In case of failure to keep said buildings so insured the holder of this mortgage may effect such insurance and this mortgage, shall stand as security for the amount so paid with interest. The mortgagor hereby assigns and transfers to the mortgagee all right and interest in all policies of insurance carried or to be carried upon said buildings, and authorizes said mortgagee to collect for, adjust or compromise any losses under any insurance policies on said buildings and after deducting costs of collection, make application of the proceeds: (a) as a credit upon said note or notes, interest or repayment of any amount advanced under any of the covenants or agreements hereof, or (b) to the restoration of the improvements, or (c) to deliver same to the owner of said real estate.

AND IT IS FURTHER AGREED, By and between the parties hereto that said mortgagor shall keep and real estate and all buildings, fences and other improvements thereon in as good condition and repaired as of this date, and to commit or permit no waste, and especially no cutting of timber, except for making and repairing the fences on the place, and such as shall be necessary for fire-wood for use of the mortgagor's family, or the tenants residing on the place, and to keep within said improvements all heating, lighting, refrigerating and all other