to the beginning commer, and containing 3.90% cares.

ALUC, all that certain riece, parcel or let file letter being on the northeast side of Last Farin out the County of Greenville, State of South Careline, and M.Ville, State of plat of Southand Abartments, Inc., made by Good & Jajiler, Town Pr., april 1, 1949, recorded in the R. M. C. Office for Breenville, in Plat Book S, pages 190-191, the following motes and county, - 1

Together With all buildings and improvements thereon and all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and including all after-acquired title, franchise, licenses, or easements; and together with all right, title and interest of the Mortgagor from time to time in and to all heating, lighting, plumbing, cooking, incinerating, ventilating, air-conditioning, laundry and refrigerating equipment; all elevators and motors, cabinets, engines and machinery, sprinkter systems; all storm and screen doors, screens, awnings, window shades, and floor coverings; and all other property now or hereafter owned by Mortgagor, or any successor in title, and attached to or used in connection with the real estate hereimabove described; and together with all building materials and equipment located on the premises and intended to be incorporated in the buildings or other improvements; AND ALSO all furnishings and articles of personal property now or hereafter attached to or in and about the buildings or buildings now erected or hereafter to be creeted on the lands herein described which are necessary to the complete and contortable use and occupancy of such building or buildings for the purposes for which they were or are to be creeted, including all grown, chatrels and personal property as are ever used or furnished in operating a building, or the activities conducted therein, similar to the one herein described and referred to, and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are, or shall be, accused to said building or buildings in any manner.

It is hereby mutually agreed between the parties hereto that all the foregoing property shall to the extent permitted by law be deemed to be affixed to the real property.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

THE MORTGAGER HEREBY COVENANTS AND AGREES WITH THE MORTGAGEE:

That it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to seil, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagoe, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

That it will pay the indebtedness hereby secured and if default be made in the payment of any installment of principal or interest or in performance of any of the covenants, stipulations, or agreements herein contained, the Mortgagee, at its option and without notice, shall have the right to declare the entire sum hereby secured due and to foreclose this mortgage in the manner provided by law, whether said note (bond) is due by lapse of time or not; and if any action or suit brought for the foreclosure of this mortgage or the collection of said note (bond), the Mortgagor will pay such attorney's fees as the court may adjudge reasonable in such suit or action.

Privilege is reserved to pay the debt in whole or in an amount equal to one or more monthly payments on principal next due, on the first day of any month prior to maturity upon at least thirty (30) days' prior written notice to the holder. If this debt is paid in full prior to maturity and while insured under the National Housing Act, all parties liable for payment thereof hereby agree to be jointly and severally bound to pay to the holder hereof the adjusted premium charge referred to in Section 2, Article III, of the applicable Regulations for Section 698; provided that such adjusted premium charge shall not exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity and shall be subject to all exceptions contained in said Regulations.

In the event of the prepayment in any one calendar year of an election excess of 15% of the original principal amount of the note, all account liable for payment thereof hereby also agree to be jointly and severally bound to pay to the holder hereof for its two account a premium equal to 3% of the amount of such excess less 1/8 of 1% for each calendar year which has elapsed since the date of the note.