

It is specifically understood and agreed by the mortgagor, her heirs and assigns, that in the event any payment under the first mortgage falls due and the same is not paid on the date the same falls due, the mortgagees herein may cause the same to be paid and added to this indebtedness and draw interest in like manner as the principal.

And it is further understood that in the event any of these payments falling due on the first mortgage, if not paid when due, shall constitute a default under the terms of this mortgage, and the entire amount can be declared due and payable at the election of the mortgagees.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by

\_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_ deed recorded in the office of Register Mesne Conveyance  
for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.  
TO HAVE AND TO HOLD, all and singular the said premises unto the said Guy B. Foster and  
B. Jack Foster, their

Heirs and Assigns forever.

And \_\_\_\_\_ do hereby bind \_\_\_\_\_ my self \_\_\_\_\_ my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, \_\_\_\_\_ their Heirs and Assigns, from and against \_\_\_\_\_ me \_\_\_\_\_ my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor \_\_\_\_\_ agrees \_\_\_\_\_ to insure the house and buildings on said land for not less than - - - One Thousand Six Hundred Forty-Four and 50/100 (\$1,644.50) Dollars, in a company or companies which shall be acceptable to the mortgagee \_\_\_\_\_, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, \_\_\_\_\_ and that in the event \_\_\_\_\_ I \_\_\_\_\_ shall at any time fail to do so, then the said mortgagee \_\_\_\_\_ may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor \_\_\_\_\_ to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee \_\_\_\_\_ may at his option declare the full amount of this mortgage due and payable.

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 well and truly pay, or cause to be paid unto the said mortgagee \_\_\_\_\_ the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note \_\_\_\_\_, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.