

It is understood and agreed that if the mortgagor fails to pay the real estate taxes, water and sewer rents, insurance premiums or other charges as aforesaid, the mortgagee may at its sole option and without being under any obligation to do so, advance sums from time to time in payment thereof, and all monies so advanced, if not repaid by the mortgagor forthwith without demand, may at the option of the mortgagee be added to and be deemed a part of the aforesaid principal debt, and in such case shall be recoverable as such in all respects, together with interest thereon at the rate of six per cent per annum from the date of said advance.

The above described land is

the same conveyed to me by

Mary G. Traxler

on the 29th day of August 19 49 deed recorded in the office of Register Mesne Conveyance for Greenville County, in Book 392 Page 85

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

Philadelphia Life Insurance Company, its successors

~~Heirs~~ and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, 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 --- Ten Thousand Eight Hundred and No/100 (\$10,800.00) ----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire <sup>and extended coverage</sup> 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 he 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.