

All that certain tract of land, together with the improvements thereon, in Austin Township, Greenville County, South Carolina, containing 85.44 acres, and having, according to survey and Plat made by Dalton & Neves in May, 1952, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of the Greenville-Laurens Highway at the joint corner of Church Property and Fowler Property, and running thence with the line of the Fowler Property, S. 5-00 W. 1570 feet to an iron pin; thence N. 88-10 E. 544 feet to iron pin on the Northern edge of a County Road; thence with the Northeastern side of said County Road, N. 31-25 E. 284.2 feet to pin at bend of Road; thence continuing N. 24-40 E. 260 feet to iron pin at intersection of said County Road and another Road; thence with the line of the last mentioned Road, S. 55-10 E. 123 feet to iron pin; thence with the line of the Fowler Property, S. 40-06 E. 751 feet to iron pin; thence S. 5-16 W. 347.5 feet to iron pin; thence S 73-25 W. 274.3 feet to iron pin; thence S. 38-30 E. 247.5 feet to White Oak; thence S. 28 W 441 feet to stone; thence S. 84-50 W 1209.5 feet to iron pin and stone; thence S. 84-13 W 244.5 feet to iron pin; thence N. 9-40 W. 1302.6 feet to iron pin; thence N 9-28 W. 1430 feet to stone; thence N. 44-13 E. 472 feet to iron pin; thence N. 76-54 E. 215.5 feet to iron pin on right-of-way of Greenville-Laurens Highway; thence with the Southern edge of said right-of-way, S. 63-21 E. 516.5 feet to the beginning corner.

Said premises being the same conveyed to the Trustees of the Church of God by deed recorded in Book of Deeds 333 at Page 303; and by separate deed of Monroe Fowler recorded in Book of Deeds 457 at Page 223 .

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 CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND **we** do hereby bind **ourselves** and **our** Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns, from and against **ourselves** and **our** Heirs, Executors, Administrators, Successors and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said **mortgagors** Heirs, Executors, Administrators, Successors or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, and in case that **they** ~~xx~~ shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagors, **their** Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case **they** ~~xx~~ fail to do so, the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if **we** the said **mortgagors** do and shall well and truly pay, or cause to be paid, unto the said CAROLINA LIFE INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid by the Mortgagor Heirs, Executors, Administrators, Successors or Assigns together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.