

...and all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises...

TO HAVE AND TO HOLD all and singular the said premises unto the said FIRST MORTGAGEE, the Bank of Greenville, S. C., a Trustee of the Estate of W. W. Baker, deceased and his successors.

And I do hereby bind myself and my heirs, executors and assigns to warrant and defend all and singular the said premises unto the said mortgagee, his successors, heirs and assigns from and against me, my heirs, executors, assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the above and hereby described premises with Four Thousand and No/100 - - - - - Dollars in company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and to pay the policy or policies of insurance payable to the mortgagee, and that in the event I shall neglect or 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 at its 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.