

NOW, KNOW ALL MEN, That I the said James A. Mulligan, Jr.,

in consideration of the said debt and sum of money

aforesaid and for the better securing the payment thereof to the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL INSURANCE COMPANY, of ~~Chattanooga, Tennessee~~ Greenville, South Carolina, according to the terms of said note and also in consideration of the further sum of THREE DOLLARS to me

the said James A. Mulligan, Jr., in hand well and truly paid by

the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL INSURANCE COMPANY at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL INSURANCE COMPANY:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, at the southwestern corner of Dellwood Drive and Stephens Lane in the City of Greenville, being shown as Lot No. 143 on a plat of property of Central Development Company recorded in Plat Book BB at Pages 22 and 23 and described as follows:

BEGINNING at a stake on the southeastern corner of Dellwood Drive and Stephens Lane and running thence with the south side of Dellwood Drive S. 60-53 W. 85 feet to a stake at corner of Lot 144; thence with the line of said lot S. 29-07 E. 152 feet, more or less, passing a stake to a point in the center of branch; thence with the center of branch as the line, the traverse of which is N. 69-33 E. 58.3 feet to a point on Stephens Lane; thence with the western side of Stephens Lane N. 16-58 W. 63.7 feet, more or less, to a stake; thence continuing with the western side of Stephens Lane N. 7-38 W. 80.8 feet to a stake; thence with the curve of the intersection with Dellwood Drive, the chord of which is N. 63-22 W. 28 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 481 at Page 137.

TOGETHER with all and singular the Rights, Member, 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 ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL INSURANCE COMPANY, its Successors and Assigns forever.

AND I do hereby bind my and

Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL INSURANCE COMPANY, its Successors and Assigns, from and against my and 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 Mortgagor, 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, the perils covered by the standard Extended Coverage Endorsement or other hazards, that may be from time to time required by the Mortgagee, and assign the Policy of Insurance to the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL INSURANCE COMPANY, its Successors or Assigns, and in case that I or shall, at any time, neglect or fail so to do, then the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL 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 seven (7%) 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 Mortgagor his Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case he or fail to do so, the said ~~PROVIDENT LIFE AND ACCIDENT~~ CANAL 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 seven (7%) 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 I the said James A. Mulligan, Jr.,