

Ridge Road; thence with Hearthstone Ridge Road the following courses and distances: N. 53 E. 140 feet, N. 71 E. 85 feet, N. 79 E. 53.3 feet, N. 87 E. 50 feet, S. 85-20 E. 50 feet, S. 76-50 E. 50 feet, N. 82 W. 100 feet to the beginning corner. This is a portion of the property conveyed to Alan T. Calhoun and Amelia N. Calhoun by Deeds of Julian Calhoun recorded in Deed Book 558, page 234 in the R. M. C. Office of Greenville County and Deed of Mahiba Kershaw to Alan T. Calhoun and Amelia N. Calhoun recorded in Deed Book 16-Q, page 242 in the R. M. C. Office of Spartanburg County and in Deed Book 403, page 61 in the R. M. C. Office of Greenville County, Alan T. Calhoun having conveyed his one-half interest in said property to the Mortgagor by Deed to be recorded herewith.

This mortgage debt shall become due and payable forthwith at the option of the Mortgagee or the holder hereof if the Mortgagor shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

It is expressly agreed that the mortgage debt shall become due and payable at the option of the Mortgagee or the holder hereof if there is a default in the payment of any tax or assessment against the property by the Mortgagors during the term of this Mortgage or in case of the actual or threatened demolition or removal of any building erected upon said premises.

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 Mortgagee, its Successors ~~Heirs~~ and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee, The Commercial National Bank of Spartanburg, its Successors Heirs and Assigns, from and against myself and 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 agree <sup>s</sup> to insure the house and buildings on said lot in a sum not less than Twenty Thousand and no/100 (\$20,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.