

edge of the County Road above mentioned; thence along said County Road, S. 87-25 E., 208 feet to an iron pin; thence still along said County Road, S. 59-05 E., 312 feet to an iron pin; thence continuing along said County Road, S. 66-50 E., 156 feet to the beginning corner.

Together with all right, title and interest including the right of ingress and egress in, over, through and across the County Road bounding this property on the North and the private driveway or street bounding this property on the West.

This is the same property conveyed to Norris Manufacturing Company by deeds of G. F. Norris and C. E. Patat, dated July 9, 1947 and April 22, 1944, recorded in the RMC Office for Greenville County, S. C. in Deed Book 315, at page 111, and in Deed Book 263, page 65, respectively.

Together with all rights, privileges, interest, easements, improvements, tenements, hereditaments, and appurtenances thereunto belonging or pertaining, and all fixtures, equipment and appliances now or subsequently attached to or used in connection with said premises (all said property being herein referred to as "the premises").

TO HAVE AND TO HOLD, all and singular the said premises to Mortgagee, its successors and assigns forever.

Mortgagor covenants and agrees with Mortgagee as follows:

1. Mortgagor is lawfully seized of an indefeasible estate in fee simple, free from encumbrances, has good right and power to convey the premises, and does hereby warrant and will forever defend all and singular the premises unto Mortgagee against Mortgagor and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.
2. To pay all sums secured hereby when due.
3. To pay, when due, all taxes and assessments of every type or nature levied or assessed against the premises or upon Mortgagee's interest therein, and any claim, lien or encumbrance against the premises which may be or become prior to this mortgage.
4. To pay all taxes which may be assessed upon this mortgage, or said Note, or indebtedness secured hereby (but only to the extent thereof that such payment shall not render this instrument usurious), without regard to any law, heretofore or hereafter enacted, imposing payment of all or any part thereof upon Mortgagee. In event of enactment of any law imposing payment of all or any portion of any such taxes upon Mortgagee, or the rendering by any court of competent jurisdiction of a decision that the undertaking by Mortgagor, as herein provided, to pay such tax or taxes is legally inoperative, then, unless Mortgagor nevertheless pays such taxes, all sums hereby secured, without any deduction, shall at the option of Mortgagee become immediately due and payable, notwithstanding anything contained herein or any law heretofore or hereafter enacted.
5. Mortgagor will keep the improvements now existing or hereafter erected on the premises insured as may be required from time to time by Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by Mortgagee and will pay promptly, when due, any premiums on such insurance. All insurance shall be carried in companies approved by Mortgagee and the policies and renewals thereof shall have attached thereto loss payable clauses in favor of and in form acceptable to Mortgagee. Such insurance policies, and abstracts of title and other title evidence, shall be delivered to and held by Mortgagee. In event of foreclosure of this mortgage or other transfer of title to the premises in extinguishment of the indebtedness secured hereby, all right, title and interest of Mortgagor in