

BEGINNING at an iron pin at the Northwestern corner of the intersection of Gantt Street and Weldon Street, and running thence with the Western side of Weldon Street N. 3-56 W. 150 feet to an iron pin at the joint corner of Lots Nos. 23 and 24; thence with the line of Lots Nos. 23 and 25 S. 58-30 W. 338.4 feet to an iron pin on the Eastern side of Selma Street; thence with the Eastern side of Selma Street S. 3-56 E. 100 feet to an iron pin; thence with the curve of the intersection of Selma Street and Gantt Street, the chord of which is S. 62-42 E., 51.8 feet to an iron pin on the Northwestern side of Gantt Street; thence with the Northwestern side of Gantt Street N. 58-30 E. 288.4 feet to the point of beginning.

ALSO all the right, title and interest of the mortgagor in and to a certain water and sewer line and right of way as described in the conveyance by J.M. Perry to Semco, Inc., recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 301, at page 287.

The above described property is the identical property conveyed to the mortgagor herein by deed of E.E. Scott dated February 11, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 472 at page 99.

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 / **Mcafee Manufacturing Company, Inc.** does hereby bind **itself and its** ~~and its~~

~~Successors or Assigns~~, 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 **Mcafee Manufacturing Company, Inc.** ~~and its~~ 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 **Mcafee Manufacturing Company, Inc., its** ~~Successors or Assigns~~ 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 / **Mcafee Manufacturing Company, Inc.** ~~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 Mortgagor , **its** ~~Successors or Assigns~~ Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case **Mcafee Manufacturing Company, Inc.** ~~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 **Mcafee Manufacturing Company, Inc.** ~~is~~ **es** ~~the said~~ **mortgagor** 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, **its** ~~Successors or Assigns~~ 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.