

to the point of beginning. Being the same property conveyed to the Mortgagor herein by deed of Hazel L. Andress by deed recorded in Deed Book 488, at page 270, RMC Office for Greenville County.

A Chattel Mortgage is being executed simultaneously with this real estate mortgage in the same amount and upon the same terms and conditions as contained herein, but upon the payment in full of this mortgage, the said Chattel Mortgage is to be marked "paid in full and cancelled of record". Said Chattel Mortgage being executed as additional collateral to this mortgage.

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

Charles H. Wilson and Wray B. Avera, their

Heirs and Assigns forever.

And it do hereby bind itself and its Successors Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, their Heirs and Assigns, from and against its Successors Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it, the said mortgagor, agree to insure the house and buildings on said land for not less than Twenty-Eight Thousand and No/100 - - - - - Dollars, in a 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 make loss under the policy or policies of insurance payable to the mortgagee, and that in the event it shall at any time 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 may, at his 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 it 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.