

eastern corner of the property indicated on the first plat referred to hereinabove as "Adelaide Arrington"; thence N. 60-51 E. 20.4 feet to an iron pin on the Western side of Hemlock Drive; thence along the Western side of Hemlock Drive S. 7-17 E. 195.35 feet to an iron pin; thence S. 89-30 W. 102.6 feet to an iron pin at the Southeastern corner of the property indicated on the first plat referred to hereinabove as "Nelson Arrington"; thence N. 83-07 W. 26 feet to an iron pin; thence S. 77-00 W. 308 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Emmie McCrary Henry by deed of J. M. Zachary, dated July 24, 1951, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 439 at page 69. The premises were devised to the mortgagor herein under the provisions of Item II of the Will of the said Emmie McCrary Henry, Deceased. (See Apartment 747, File 17, in the Probate Court for Greenville County, South Carolina.)

Any deficiency in the amount of such monthly payments, shall, unless paid by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to five per centum (5%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expenses involved in handling the delinquent payments.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, boilers, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, casings, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unturned building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said GENERAL MORTGAGE CO., its successors and Assigns. 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 GENERAL MORTGAGE CO., its successors 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.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.

assignment recorded Nov. 2, 1961 at 3:27 pm # 11433

State of South Carolina
County of Greenville

assignment

sets over to Liberty Life Insurance Company, or assign, the within mortgage and the note which the same secures, without recourse, to the 20th day of Oct. 1961.

In Presence of:
Shirley A. Statton
Mary F. Brown

General Mortgage Co.
By: Harold F. Galt
Vice President



11433