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quent installments of principal, with interest, shall at once become due and payable, without demand or notice thereof, at the option of the Mortgagee and right of action to recover the indebtedness shall at once exist; and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time.

KNOW ALL MEN, That the Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land lying and being in the Town of Mauldin, Greenville County, South Carolina, at the intersection of East Butler Avenue and U. S. Highway 276.

BEGINNING at an iron pin at the Southeast corner of East Butler Avenue and U. S. Highway 276 and running with said Avenue, S. 88-12 E. 148.7 feet to an iron pin; thence with property now or formerly of James A. Baldwin S. 5-56 E. 99.55 feet to an iron pin in line of property of Dee Forrester, et al.; thence with said line S. 60-00 W. 90 feet to an iron pin on the East side of said U. S. Highway; thence along the curb of the said Highway, N. 28-37 W. 169.4 feet to the Beginning.

The above is a portion of Lots 19 and 20 as shown on a plat recorded in Plat Book J at page 153, and the greater portion of that property conveyed to me by James A. Baldwin on July 12, 1960, recorded in Deed Book 654 at page 476.

I have conveyed a small strip along East Butler Avenue to the South Carolina Highway Department. There is also a lease over this property to Sinclair Refining Company, dated September 8, 1961, which was recorded on December 9, 1961, and the description in the lease is in accord with the original conveyance to me.

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 and Assigns forever. And