

Mortgagor agrees to pay to Mortgagee, monthly, an amount of money which in the opinion of the Mortgagee will be sufficient to enable it to pay as they become due all property taxes and hazard insurance premiums on the abovedescribed real property, and to insure said property against loss by fire and other hazards with a fire and extended coverage hazard insurance policy, in which Mortgagee is named as loss payee to the extent of no less than its interest under this mortgage. Mortgagor agrees that in the event she fails to pay either to Mortgagee, or to any other proper payee, as they become due, any such sums necessary to pay all property taxes and hazard insurance premiums on said property, or assessments and similar charges, then Mortgagee may pay same and add to the principal due under this mortgage the cost of doing so.

The above described land is the same conveyed to me by Wooten Corporation of Wilmington on the 18th day of October, 19 62 deed recorded in the office of Register Mesne Conveyance for Greenville County, in Book Page

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 Wooten Corporation of Wilmington, its Successors

Heirs and Assigns forever.

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

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Eighty-Four Hundred Eighty-One and 39/100 (\$8,481.39) - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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 I 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 I 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.