

NOW, KNOW ALL MEN, That mortgagor, the said The Citizens and Southern National Bank of South Carolina, Trustee under H. Grice Hunt Trust Agreement dated Dec. 28, 1961,

in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, of Chattanooga, Tennessee, according to the terms of said note and also in consideration of the further sum of THREE DOLLARS to

the said The Citizens and Southern National Bank, Trustee, etc., in hand well and truly paid by the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY: ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Augusta Street (Road) in the City of Greenville, being known and designated as the major portion of Lot No. 3 and the rear portion of Lot No. 4 as shown on a plat of property of Mrs. Mary B. Lewis, recorded in the office of the R. M. C. for Greenville County, S. C., in Plat Book E, at page 213, and having according to a more recent plat prepared by R. W. Dalton, dated May, 1958, entitled "Property of H. Grice Hunt", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Augusta Street (Road) at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2, S. 25-44 W. 375.3 feet to an iron pin; thence a line through Lot No. 3, N. 64-40 W. 77.9 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4 and in the line of Lot No. 5; thence with the line of Lot No. 5, N. 46-30 W. 81 feet to an iron pin on the southeastern side of Melville Avenue; thence with the southeastern side of Melville Avenue, N. 17-47 E. 75 feet to an iron pin; thence a line through Lot No. 4, S. 47-53 E. 85.6 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 4, N. 21-41 E. 336.5 feet to an iron pin on the southern side of Augusta Street (Road); thence with the southern side of Augusta Street (Road), S. 46-30 E. 112.9 feet to the point of beginning.

TOGETHER with all and singular the Rights, Member, 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 PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns forever.

AND mortgagor ~~As~~ hereby binds itself and its ~~successors~~ ~~Heirs, Executors, Administrators,~~ Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors and Assigns, from and against it and its ~~Heirs, Executors,~~ ~~Administrators,~~ 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 Mortgagor, ~~Heirs, Executors,~~ ~~Administrators,~~ 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, the perils covered by the standard Extended Coverage Endorsement or other hazards, that may be from time to time required by the Mortgagee, and assign the Policy of Insurance to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its Successors or Assigns, and in case that ~~mortgagor~~ ~~of~~ they shall, at any time, neglect or fail so to do, then the said PROVIDENT LIFE AND ACCIDENT 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 seven (7%) 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 ~~Heirs, Executors,~~ ~~Administrators,~~ Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case it or they fail to do so, the said PROVIDENT LIFE AND ACCIDENT 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 seven (7%) 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 mortgagor, the said The Citizens and Southern National Bank of South Carolina, Trustee under H. Grice Hunt Trust Agreement dated December 28, 1961,