

all times 25 feet distant from the center line of the spur track running from the main line of the Greenville & Northern Railway to the plant of Slater Manufacturing Company, the following courses and distances: S. 12-27 E., 122.3 feet to an iron pin; S. 25-24 E., 127.1 feet to an iron pin; thence S 36-18 E., 110.6 feet to an iron pin; thence S. 41-18 E., 180.9 feet to an iron pin at the intersection of the right-of-way for the aforementioned spur track and the right-of-way of the main line of Greenville & Northern Railway Company; thence along the Northeastern edge of the right-of-way of the main line of Greenville & Northern Railway Company and at all times 50 feet distant from the center line of the main tract of the Greenville & Northern Railway Company, the following courses and distances; N: 60-41 W., 187.6 feet to an iron pin; thence N. 53-34 W., 197 feet to an iron pin; thence N. 45-31 W., 153.9 feet to an iron pin; thence N. 38-49 W., 82 feet to an iron pin, the point of BEGINNING.

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 Southern Bank & Trust Company, Greenville, S. C., its successors and assigns forever. And it doth hereby bind itself and its heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Southern Bank & Trust Company, Greenville, S. C., its successors and assigns, from and against itself and its heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor its successors and assigns, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Fifty thousand and no/100 (\$50,000.00) ----- Dollars, and assign the policy of insurance to the said Southern Bank & Trust Company, Greenville, S. C., its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Southern Bank and Trust Company, Greenville, S. C., 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 under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor its heirs and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if Great Southern Warehouses, Inc. the said mortgagor do and shall well and truly pay or cause to be paid unto the said Southern Bank & Trust Company, Greenville, S. C., 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 and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.