

W. 91.7 feet to a pin; thence S. 45-45 E. 92.8 feet; thence S. 53-00 W. 14 feet to the point of beginning; being the same property conveyed to us by Walter Cullars, III, et al, by deed dated May 7, 1964, to be recorded herewith."

In addition to the above mentioned monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagor (s) agree (s) to pay to the mortgagee on the first day of each month until the note secured by this instrument is fully paid, the following sums: a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes, and assessments next due on the mortgaged property (all as estimated by the mortgagee) less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes, and assessments will be due and payable, such sums to be held by mortgagee in escrow to pay said premiums, taxes and special assessments. Should these payments exceed the amount of payments actually made by the mortgagee for taxes, assessments, or insurance premiums, the excess may be credited by the mortgagee on subsequent payments to be made by the mortgagor (s); if, however, said sums shall be insufficient to make said payments when the same shall become due and payable, the mortgagor (s) shall pay to the mortgagee any amounts necessary to make up the deficiency.

It is further agreed that the mortgagee may, at its discretion, at the end of a ten-year period from the date of the within mortgage, apply for renewal of mortgage guaranty insurance (or similar type insurance) covering the unpaid mortgage balance. The mortgagee may pay the single premium (which will be one-half of one per cent of the then mortgage balance), for the additional five-year period. Said premium payment shall then be added to the balance

due on the mortgage loan and become a part of the principal indebtedness. The mortgagor (s) shall have the option of immediately repaying the premium payment to mortgagee, but if this is not done mortgagor (s) agree (s) to repay to mortgagee said premium payment in equal monthly installments (to be added to his regular monthly payments) over a five-year period or over the remaining time to pay off the mortgage indebtedness, as required by the mortgagee.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared before me Charlotte Lucas and made oath that she saw the within named George L. Simpson sign, seal and as his act and deed deliver the within written deed, and that she with William C. Richey, Jr. witnessed the execution thereof.

SWORN to before me this the 28th day of May, 1964.

Charlotte Lucas

William C. Richey, Jr. (L.S.)
Notary Public for South Carolina

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