

thence turning and running S. 34-26 W. 564.3 feet to an iron pin on the northern side of Zet Court; thence along the northern side of Zet Court, S. 77-44 E. 343.4 feet to an iron pin at the intersection of Zet Court and Smith Street; thence along the northwestern side of Smith Street, N. 34-01 E. 294.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagor herein by deed of W. B. Simmons, dated June 1, 1960, and recorded in the office of the R.M.C. for Greenville County in Deed Book 665, Page 459.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said South Carolina National Bank of Charleston, its Successors and Assigns forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said South Carolina National Bank of Charleston, its Successors and Assigns, from and against itself, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Fifty Thousand Dollars (\$50,000.00) in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said corporation does hereby assign the rents and profits of the above described premises to said mortgagee, or its Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any is 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.

AND IT IS AGREED by and between the said parties that said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the \_\_\_\_\_ day of July in the year of our Lord One Thousand Nine Hundred and Sixty-four.

Signed, Sealed and Delivered  
in the Presence of:  
[Signature]  
[Signature]

SIMMONS MACHINERY COMPANY, INC.  
By W. B. Simmons (SEAL)