

NOW, KNOW ALL MEN, That it the said PATEWOOD CORPORATION

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 it

the said PATEWOOD CORPORATION 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 lot of land with the buildings and improvements thereon situate on the Southeast side of North Main Street (formerly Mostella Street) in the Town of Greer, County of Greenville, South Carolina, being shown as the Southwestern portion of Lot 6 on plat of property of David and Pertina Cannon, made by R. E. Dalton, Engineer, August 1924, recorded in the R.M.C. Office for Greenville County in Plat Book F, at Pages 248 and 249 and having, according to said plat and a survey made March 11, 1965, by H. C. Clarkson and R. K. Campbell, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of North Main Street at the joint front corner of Lots 4 and 6 on the plat referred to above and runs thence along the line of Lot 4, S. 57-19 E., 255.1 feet to an iron pin; thence along the line of Lot 5, N. 31-30 E., 142.15 feet to an iron pin; thence through Lot 6, N. 57-19 W., 246.7 feet to an iron pin on the Southeast side of North Main Street; thence along the Southeast side of North Main Street, S. 35-03 W., 142.15 feet to the beginning corner.

THIS is the same property conveyed to Patewood Corporation by deed of Martha C. Woodruff dated November 2, 1964, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 760 at Page 589.

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 PATEWOOD CORPORATION do hereby bind itself and its Successors Heirs, Executors and 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 PATEWOOD CORPORATION and its successors 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 PATEWOOD CORPORATION or 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 successors Heirs, Executors, Administrators, ~~XXX~~ or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case PATEWOOD CORPORATION 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 the said PATEWOOD CORPORATION