

along the line of property of Belmont Realty & Investment Co., et al, N. 17-41 E. 24 feet to a point in the line of property of Belmont Realty & Investment Co., et al; thence along the line of property of Belmont Realty & Investment Company, et al, N. 72-48 W. 94.8 feet to a point on the east side of North Main Street, joint front corner of property formerly of Mark W. Cauble, et al, and Belmont Realty & Investment Company, et al; thence along the east side of North Main Street, S. 17-36 W. 24 feet to the beginning corner.

Being the same property conveyed to mortgagor by Mark W. Cauble, Jr. et al by deed dated June 28, 1965, recorded in Deed Book 779 page 409, office of the R.M.C. for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and lawful authority to sell, convey, or encumber the same and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagors further covenant to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

It is understood that each of the words, note, mortgagors and mortgagee respectively, whether in the singular or plural anywhere in this mortgage, shall be singular if one only and shall be plural jointly and severally if more than one, and that the word their if used anywhere in this mortgage shall be taken to mean, his, her or its, wherever the context so implies or admits.

And said Mortgagors, for themselves and their heirs, legal representatives, successors and assigns, hereby jointly and severally covenant and agree to and with said Mortgagee, its legal representatives, successors and assigns:

1. To pay all and singular the principal and interest and the various and sundry sums of money payable by virtue of said promissory note and this mortgage, each and every, promptly on the days respectively the same severally become due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and incumbrances of each nature and kind now on said described property, and/or that hereafter may be imposed, suffered, placed, levied or assessed thereupon, and/or that hereafter may be levied or assessed upon this mortgage and/or the indebtedness secured thereby, each and every when due and payable according to law, before they become delinquent, and before any interest attaches

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