

BOOK 1011 PAGE 646

Dunklin Bridge Road, containing 112.74 acres, more or less, according to survey made by W. J. Riddle, Surveyor, on December 1, 1933, and being bounded on the North by lands now or formerly of Mrs. Mamie Thompson and the Reedy River as the line; on the East by Reedy River as the line, estate of J. W. Holland and lands of D. H. Thompson; on the South by lands of D. H. Thompson and H. P. McGee; on the West by Mrs. Mamie Thompson and being the home tract of land of the late W. C. Crumpton; and being the same in which the Court adjudged Ellie C. Thompson to be the owner in fee in a proceeding of Ellie C. Thompson vs. Robert Earle Crumpton and others which is on file in the Office of the Clerk of Court for Greenville County in Judgment Roll F-1442 with reference being here made not only to that Judgment Roll but to the Will of W. C. Crumpton which is on file in the Office of the Probate Court in Apt. 344, File 28, Greenville County. The said Ellie C. Thompson subsequently conveyed one-half interest in the above described property unto her husband, D. H. Thompson by deed dated January 7, 1956, of record in the aforesaid Clerk's Office in Deed Book 542 at page 428. There is excepted from the above tract of land 1.91 acres subsequently conveyed to Ellen C. Thompson.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that be recovered against the same or that may become a lien thereon; and, in default thereof, said mortgagee shall have the same rights and options as below provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, or any insurance premiums, taxes or other charges be past due and unpaid, we 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 thereof (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.

AND IT IS AGREED, That the mortgagor s herein are - - - - - to keep the building on said premises insured against loss by fire and windstorm in the ~~sum of~~ full insurable value thereof, - - - - - ~~sum of~~ in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 7% per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 The Commercial Bank, Honea Path, S. C., its Successors - - - - - ~~Heirs~~ and Assigns forever.

AND we do hereby bind ourselves and our - - - - - Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said The Commercial Bank, Honea Path, S. C., its Successors - - - - - ~~Heirs~~ and Assigns from and against us and our Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.