

TO HAVE AND TO HOLD all and singular the said premises unto the said Thomas & Howard Company of Columbia, South Carolina, its successors and assigns forever. And I do hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Thomas & Howard Company of Columbia, South Carolina, its successors and assigns, from and against me and my heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, Joe F. Thomason, his heirs, executors or administrators, shall and will forthwith insure the said Fountain Inn Red & White store, and the contents therein for their reasonable value, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said Thomas & Howard Company of Columbia, South Carolina, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Thomas & Howard Company of Columbia, South Carolina, 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 under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor Joe F. Thomason, his heirs and assigns, shall pay promptly all taxes