

ALSO: ALL of that lot of land in the County of Pickens, State of South Carolina, shown on plat of Dalton & Neves as containing 23 acres, more or less in Plat Book 14, page 61 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an "X" on a large rock on the western bank of the South Saluda River, which rock is located where the Y.M.C.A. Foot bridge crossed said river and running thence with the western bank of the river, as the line, the traverse of which is as follows: S20-20W 175 feet to an iron pin; S11-25W 200 feet to an iron pin; S9-45W 125 feet to an iron pin; S12-30E 100 feet to a lightwood stake and iron pin approximately 10 feet north of a small branch at river; thence S60W 671.6 feet to a lightwood knot and stone on top of the ridge; thence N82W 397 feet to a lightwood knot on top of ridge; thence S77-15W 250 feet to a stone on top of the ridge and gap; thence N13-10E 397 feet to a stone on top of a small ridge; thence N40E 735 feet to an iron pin on the southern bank of the river at a point about 30 feet west of a small spring branch; thence along the southern and western side of said river as the line; traverse of which is N73E 320 feet; N72-30E 400 feet; N77E 260 feet; S69-30E 182 feet; S71W 118 feet; S59-30W 275 feet; S4W 60 feet to the point of beginning, together with all rights in and to the river and stream and being the same conveyed to me by deed to be recorded of even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same be longing 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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has 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 Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Failure to pay promptly shall, at the option of the holder, permit a late charge to be charged.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; and that all sums so advanced shall bear interest at the same rate as the Mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.
3. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that he does hereby assign to the Mortgagee all such policies, and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee. Failure to provide insurance shall, at the option of the holder, permit the holder to acquire such insurance as it deems necessary for the holder's protection, exclusive of the mortgagor's protection and to charge the cost of same to the mortgage debt.
4. That he will keep all improvements now existing or hereafter erected upon the mortgaged property in good repair, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt.
5. That the Mortgagee may require the maker, co-maker or endorser of any indebtedness secured hereby to carry life insurance upon himself in a sum sufficient to pay all sums secured by this mortgage, designating the Mortgagee as beneficiary thereof, and, upon failure of the Mortgagor to pay the premiums therefor, the Mortgagee may, at its option, pay said premiums, and all sums so advanced by the Mortgagee shall become a part of mortgage debt.
6. That, at the option of the holder, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month, until the indebtedness secured hereby is paid in full, a sum equal to one-twelfth of the annual taxes, public assessments and insurance premiums, as estimated by the Mortgagee, and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt. Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed five (5c) per dollar of any installment which is not paid within ten (10) days from the due date thereof to cover the extra expense involved in handling delinquent payments. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency. Such payment will be made within fifteen (15) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail.
7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.