

Mrs. Lyl Coates, and running thence along the road North 69 degrees East Two Hundred Sixty (260) feet to a point; thence leaving the road and running South 21 degrees East Two Hundred (200) feet to a stake; thence South 69 degrees West One Hundred Sixty-six (166) feet to a stake; this being the same lot of land conveyed to Sam B. Peeples by L. R. Chapman on June 27, 1947, said deed of record in the Office of the R. M. C. for Greenville County, South Carolina, in Deed Book 314, at page 201.

This is the same lot of land conveyed to Alan L. Peeples by deed of Lois C. Peeples dated July 20, 1966, and recorded in the Office of the Clerk of Court for Greenville County, South Carolina, in Deed Book 802 at page 467."

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 Premises before mentioned unto the said _____

Stephenson Finance Company, Inc., its successors

~~Doth~~ 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 Stephenson Finance Company, Inc., its successors

~~Doth~~ and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount of not less than _____ dollars, against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as above permitted.

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 may 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 above provided in case of insurance.