

recorded in the RMC Office for Greenville County, in PlatBook T7 at page 135, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin at the right of way of U. S. Highway 29 and running along said right of way North 50 degrees 45 minutes East 100.30 feet to an iron pin at the edge of the right of way of U. S. Highway 29, thence South 38 degrees 45 minutes East 197.8 feet to an iron pin at the edge of the right of way of the P & N Railway; thence along said P & N Railway right of way South 60 degrees 20 minutes West 105 feet to an old iron pin at the edge of said right of way, thence North 37 degrees 20 minutes West 178.1 feet to an iron pin, the point of beginning. This is the same lot of land conveyed unto mortgagor herein by deed of Ola S. Beneyfield, dated February 9, 1960, and recorded in the RMC Office aforesaid in Deed Book 644 at page 182.

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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors 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.

And I do hereby agree to insure the house and buildings on said premises in the sum not less than Nineteen Thousand and No/100 - - - - - (\$19,000.00) Dollars fire insurance and not less than Nineteen Thousand and No/100 - - - - - (\$19,000.00) Dollars tornado insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; and in the event I should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns may cause the building to be insured in my name, and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.

And I do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, immediately upon payment, until all amounts due under this mortgage have been paid in full, and should I fail to pay said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor shall keep the premises herein described in good repair, and should I fail to do so, the mortgagee, its successors or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest.

And I do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining, however, the right to collect said rents so long as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes, shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the property herein described, and collect said rents and profits and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for anything more than the rents and profits actually collected, less the costs of collection; and should said premises be occupied by the mortgagor herein, and the payments hereinabove set out become past due and unpaid, then I do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, taxes and fire insurance, without liability to account for anything more than the rents and profits actually collected.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION, that if I, the said mortgagor, my heirs, or legal representatives, shall on or before the first day of each and every month, from and after the date of these presents, pay or cause to be paid to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its successors or assigns, the monthly installments, as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of bargain and sale shall become null and void; otherwise to remain in full force and virtue.