

ALSO: All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of U. S. Highway 25 (Augusta Rd) and Georgia Road (also known as Old Georgia Road) and containing .38 acres, .12 acre and .06 acre and having, according to a survey prepared by C. O. Riddle, RLS, dated March 1964, for Pearl L. Kilpatrick, the following metes and bounds: BEGINNING at an iron pin on the Eastern side of U. S. Hwy. 25 at the corner of property of the grantor and crossing the U. S. Hwy. 25, N. 42-06 W. 199.6 feet to an old iron pin in Georgia Road; thence N. 46-51 W. 13.5 feet to an iron pin on the northern side of Georgia Road at the corner of property of the grantor; thence with the line of the grantor's property, N. 10-51 E. 209.95 feet to an iron pin by light pole; thence S. 82-09 E. 90.1 feet to an iron pin on the Western side of U. S. Hwy. 25; thence crossing said highway, N. 67-07 E. 72.7 feet to an iron pin; thence S. 33-38 E. 169 feet to an iron pin on the Southern side of Georgia Road; thence with the Southern side of Georgia Road, S. 68-33 W. 128.25 feet to an iron pin at the intersection of Georgia Road and U. S. Highway 25; thence with the eastern side of U. S. Highway 25, S. 7-51 W. 193.7 feet to the beginning corner. Said property described 3 separate parcels, the first containing .38 acre lying at the intersection of the western side of U. S. Hwy. 25 and the northern side of Georgia Road; second, .12 acre lying at the intersection of the eastern

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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.
** mortgage and any payment made under same shall cause a reduction in the amount of the aggregate bonds on file in said Municipal Court. Mortgagee shall have the right to determine which bonds so filed shall be evidenced under payment of this note and mortgage.

(description continued on back)

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, 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 encumbrance whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the said 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 and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
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 any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, 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, and that he will pay all premiums therefor when due; and that he does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
4. That he will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that he will continue construction until completion without interruption, and should he fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
5. That he will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.
6. That he will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
7. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises, or if the title shall become vested in any other person in any manner whatsoever, other than by death of the Mortgagor, or, in the case of a construction loan, if the Mortgagor shall permit work on the project to become and remain interrupted for a period of fifteen (15) days without the written consent of the Mortgagee.