

and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina: Lot 84, on the north side of Washington Street, being shown as Lot 84 of Block E on plat of East Park recorded in Plat Book A, page 383 in the RMC Office for Greenville County, this lot being also in the City of Greenville. Lot 93, on the western side of Wallace Street, being shown as Lot 93 on Plat of Dunean Mills, Section #1, recorded in Plat Book S at page 173 in said RMC Office. Lot 91, of Section 3, as shown on plat of property of Dunean Mills recorded in Plat Book S at page 175, being situate on the western side of Wallace Street. Lot 80, fronting on Mills Avenue Ext. at corner Duke Street, being shown on plat of Dunean Mills Subdivision recorded in Plat Book S at page 173 in said RMC Office. Part of Lots Nos. 69 and 70, on the north side of Gateechee Avenue, being shown on plat of Cherokee Park recorded in Plat Book C at page 96 in said RMC Office, and more fully described indeed recorded in Deed Book 434 at page 265. Lot of land situate in Ward 6 of the City of Greenville, known as #106 (formerly #100) Trotter Street, and being more fully described in deed recorded in Deed Book 675 at page 451. Property on the northeast corner of South Leach Street, at Dunbar Street, being a part of Lot No. shown on plat recorded in Plat Book HHH at page 842, and being more fully described in deed recorded in Deed Book 465 at page 158. Lot 41, on the eastern side of Chicora Street, being shown on plat of West End Land Company recorded in Plat Book A at page 153 in said RMC Office. Lot 7, of Block A, as shown on plat recorded in Plat Book E at page 41 in said RMC Office, and being situate on the northern side of Haynie Street. Lot 32, on the western side of Calhoun Street in the City of Greenville, being shown on plat of Property of Mountain City Land & Improvement Company recorded in Deed Book WW at page 605.

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 said Premises unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its Successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said Greenville, S. C.

THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, its Successors and Assigns, from and against the said Mortgagor and every person, whomsoever lawfully claiming or to claim the same or any part thereof.

And said Mortgagor agrees to keep the buildings and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire, windstorm and such other hazards as the mortgagee may from time to time require, all such insurance to be in forms, in companies and in sum (not less than sufficient to avoid any claim on the part of the insurers for co-insurance) satisfactory to the mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the Mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the Mortgagee. The Mortgagor hereby assigns to the Mortgagee all monies recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, at the option of the Mortgagee, be applied by the Mortgagee upon any indebtedness and/or obligation secured hereby and in such order as Mortgagee may determine; or said amount or any portion thereof may, at the option of the Mortgagee, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said Mortgagee, or be released to the Mortgagor in either of which events the Mortgagee shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The Mortgagor hereby appoints the Mortgagee attorney irrevocable of the Mortgagor to assign each such policy in the event of foreclosure of this mortgage. In the event the Mortgagor shall at any time fail to keep the buildings and improvements on the property insured as above provided, then the Mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the Mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND IT IS FURTHER AGREED, that said Mortgagor shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, and such payment shall become a part of the debt secured by this mortgage, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

THIS MORTGAGE IS EXECUTED PURSUANT TO AUTHORITY CONTAINED IN DEEDS RECORDED IN Deed Book 715 at page 239, Deed Book 823 at page 126, Deed Book 618 at page 109, Deed Book 434 at page 265, Deed Book 675 at page 451, Deed Book 692 at page 111, Deed Book 666 at page 488, Deed Book 465 at page 158, Deed Book 642 at page 530, Deed Book 452 at page 474.