

Beginning at an iron pin on the southeastern line of the right-of-way of Wade Hampton Boulevard (U. S. Highway 29), joint corner with lands of James M. Gilfillin, and running thence S 37-02 E 175 feet on the common line with lands of James M. Gilfillin to an iron pin; thence N 52-51 E 68 feet to an iron pin; thence S 42-52 E 335 feet to a stake, which stake is 7 feet, more or less, north from the center line of a branch; thence with the center line of said branch as the line having a traverse line of S 75-08 W 274 feet to an iron pin, which iron pin is 20 feet from the center of said branch in a northwesterly direction from the center line of said branch; thence N 37-22 W 400 feet to an iron pin on the southern edge of the right-of-way for Wade Hampton Boulevard (U. S. Highway 29); thence along the edge of said right-of-way N 50-42 E 118.3 feet to an iron pin; thence continuing with the edge of said right-of-way N 52-50 E 31.7 feet to the point of beginning.

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 **AMERICAN BANK & TRUST,**  
its successors **Heirs** and Assigns forever.

AND the said **CABLE CORPORATION**

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said

**AMERICAN BANK & TRUST**

Heirs and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than

Dollars in such Company as shall be approved by the Mortgagee **executors, administrators or assigns,**  
and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee  
**executors, administrators or assigns** may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee **executors, administrators or assigns,** shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, **its successors,** heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.