

being known and designated as Lot Number Fifty-three (53) on plat of Eastgate Village, dated May 15, 1973, made by Piedmont Engineers and Architects, duly of record in the R.M.C. Office for Greenville County in Plat Book 4-X at page 31. This is the same lot of land conveyed to Mount Paris Realty Corporation by deed of Threatt-Maxwell Enterprises, Inc., of even date, to be recorded simultaneously herewith.

REC-1314 PAGE 828

MORTGAGOR HEREBY AGREES that the property which is the subject matter of this mortgage can during the term of this mortgage be conveyed only to a subsidiary corporation of the mortgagor and a conveyance to any other corporation entity or person shall cause the entire balance then due on said mortgage to become immediately payable.



AND IT IS AGREED. That the mortgagor herein is - - - - - to keep the building on said premises insured against loss by fire and windstorm in the ~~sum of~~ full insurable value thereof, - - - - - Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee.

herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 8 1/2% per cent per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Bankers Trust of South Carolina, N. A., Greenville, South Carolina, / its Successors ~~Heirs~~ and Assigns forever.

AND it does ~~do~~ hereby bind itself and its Successors & Assigns, ~~Heirs~~ ~~and Assigns~~ to warrant and forever defend, all and singular, the said premises unto the said Bankers Trust of South Carolina, N. A., Greenville, South Carolina, its Successors / ~~Heirs~~ and Assigns from and against it and its / ~~Heirs~~ ~~and Assigns~~ ~~and~~ ~~all~~ ~~other~~ ~~persons~~ ~~whomsoever~~ ~~lawfully~~ ~~claiming~~ ~~or~~ ~~to~~ ~~claim~~ ~~the~~ ~~same~~ ~~or~~ ~~any~~ ~~part~~ thereof.

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