

then starting at said point, the Northeast corner of said Plot, and running South 8 degrees minutes 13 minutes West, One hundred ten and four tenths (110.4') feet to a point; then South 8 degrees 74 minutes East, twenty two (22.0') feet to a point; then North 81 degrees 13 minutes East, One hundred ten and four tenths (110.4') feet to a point on the West margin of North Pleasantburg Drive, the Southeast corner of said Plot; then North 8 degrees 47 minutes West, twenty two (22.0') feet, along the West margin of North Pleasantburg Drive to the starting point.

Being a portion of the same property acquired by Mortgagors herein from Pete Sasso by deed of October 2, 1961, registered in Deed Book No. 684, page 10. 33, Records of R.A.C. Office, Greenville County, S. C.

Together with all and singular rights, hereditaments and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs successors and assigns, forever.

The mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute, that they have good right and are lawfully authorized to sell, convey or encumber the same; and that the premises are free and clear of all liens and encumbrances except as provided herein. The mortgagors further covenant to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

THE MORTGAGORS further covenant and agree as follows:

- (1) 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. This mortgage shall also secure the Mortgagee for such further loans, advances, readvances or credits that may be made hereafter to mortgagors by Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums 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.
- (2) That they will keep the improvements now existing or hereafter erected on or on the mortgaged property insured as may be required from time to time by the Mortgagee from 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 forms acceptable to the Mortgagee; and that they will pay all premiums therefor when due; and that they do hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and do 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.
- (3) That they will keep all improvements now existing or hereafter erected in good repair.
- (4) That they will pay when due all taxes, public assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That they will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

957