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This is the same property conveyed unto the Mortgagors herein by deed of Sara A. Patton, of record in the R.M.C. Office for Greenville County, South Carolina, Recorded Jan 1-4-73, Deed Book 564-320.

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 Premises before mentioned unto the said Mortgagee and Mortgagee's Heirs, or Successors, and Assigns forever. And Mortgagor does hereby bind Mortgagor and Mortgagor's Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and Mortgagee's Heirs, or Successors and Assigns, from and against Mortgagor and Mortgagor's Heirs, Successors, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor does hereby covenant and agree to procure and maintain insurance in the amount of not less than \$108,000.00 dollars, against all loss or damage by fire, in some insurance company acceptable to the Mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the Mortgagee as additional security and in default thereof said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said Mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

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