

deed of the mortgagor dated December 22, 1967, recorded in the RMC Office for Greenville County in Deed Book 835, Page 277, and further including the right-of-way conveyed to the mortgagor by the South Carolina Society for Prevention of Cruelty to Animals, known as the Greenville Humane Society, as more particularly described in the Right-of-Way Agreement dated January 18, 1968, recorded in the RMC Office for Greenville County in Deed Book 836, page 39, subject to subsequent conveyances of same by the mortgagor herein to Greenville County for public roads.

LESS, HOWEVER, 0.17 acres conveyed to Greenville County, South Carolina by instrument dated February 28, 1969, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 863, at Page 145 on February 28, 1969.

This is the same property conveyed to the mortgagor herein by deed of Roy C. McCall, Jr., Gilbert B. McCall and Jo Ann M. Cobb dated December 22, 1967, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 835, at Page 277 on December 26, 1967.

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 Southern Bank & Trust Company, its successors and assigns forever. And it do hereby bind itself and its successors ~~XXXXXX~~ to warrant and forever defend all and singular the said premises unto the said Southern Bank & Trust Company, its successors and assigns, from and against it and its successors and ~~XXXXXX~~ and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, its successors or assigns ~~XXXXXX~~, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of insurable value Dollars, and assign the policy of insurance to the said Southern Bank & Trust Company, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Southern Bank & Trust Company its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor, its successors ~~XXXXXX~~ and assigns, 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, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if it the said Carolina Enterprises of Greenville, Inc. do and shall well and truly pay, or cause to be paid unto the said Southern Bank & Trust Company the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.