

thence, S. 41-37 W., 85.05 feet to an iron pin; thence, leaving said Highway and running N. 48-34 W., 197.37 feet to an iron pin; thence N. 40-24 W., 25.26 feet to an iron pin; thence, N. 41-26 E., 355.1 feet to an iron pin in the line of property now or formerly of Michelin Market Survey Corporation; thence, along line of said property S. 56-07 E., 219.91 feet to an old iron pin on the Northwest side of South Carolina Highway 14, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of T. Walter Brashier, recorded March 1, 1978 in the Greenville County R.M.C. Office in Deed Book 1074 at Page 526.

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

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever unless the same shall be specifically excepted herein. The Mortgagor further binds itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor, its successors and assigns and any other persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

1. That it will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That this mortgage shall also secure the Mortgagee for (a) such further sums as may be advanced thereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes; (b) any further loans, advances, re-advances or credits that may be hereafter made to the Mortgagor by the Mortgagee, and; (c) any and all other debts or liabilities of Mortgagor to Mortgagee now existing or hereafter arising; and that all sums so advanced, credits made, or amounts owing 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 and the lien of this mortgage securing such advances and re-advances shall be superior to the rights of the holder of any intervening lien or encumbrance.

3. That it will keep the improvements upon said premises constantly and satisfactorily insured in an insurance company or companies to be approved by the Mortgagee, until said note is paid, against loss by

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