

metes and bounds to wit:

Beginning at an iron pin on the southeasterly side of Club Circle, said pin being the joint front corner of Lots 58 and 59 and running thence along the common line of said lots S.48-11E. 44.3 feet to an iron pin on the northwesterly bank of Saluda River, N.32-06E. 50 feet to an iron pin, joint rear corners of Lots 60 and 61; thence along the common line of said Lots N.48-11W 44.3 feet to an iron pin on the southeasterly side of Club Circle S.32-06W. 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagees herein by a deed dated September 10, 1969 from J.E. Surratt and Jeanette Surratt to J.W. Mulkey and Helen F. Mulkey recorded in Deed Book 876 at Page 88 in the R.M.C. Office for Greenville County, State of South Carolina.

Together with all and singular the rights, members, heridiments, and appurtenances to the premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises above mentioned to the mortgagees, their successors and assigns. And I, the mortgagor hereby covenant and warrant that I will forever defend all and singular the premises to the mortgagees their successors and assigns, from and against myself and my heirs, and against any person whomever lawfully claiming or to claim the same or any part thereof.

SECTION ONE And I, mortgagor, my heirs, executors, administrators, or assigns will keep the buildings (mobile home) now standing or hereafter erected on the mortgaged premises, including improvements, and any and all apparatus, fixtures, and appurtenances now or hereafter attached to the buildings (mobile home) or improvements insured against loss or damage by fire, windstorm, and other casualties or acts of God. All such insurance policies shall be for the benefit and payable to the mortgagees, and that before the expiration of each such policy, a new and sufficient policy to take the place of the one expiring shall be procured by the mortgagor. I, mortgagor, assign to the mortgagee all such moneys recoverable under such policies and agree that in the event that a loss should occur, that the monies recovered from such policies may, at the option of the mortgagor, be applied to any indebtedness secured thereby.

SECTION TWO I, Mortgagor, my heirs and assigns shall promptly pay all taxes assessed and chargeable against the property. If default thereof, the holder of this mortgage may pay the same and the payment shall become part of the debt secured by this mortgage.

SECTION THREE In case of default in the payment of any part of the principal indebtedness or any part of the interest at the time such becomes due, or in the case of failure to keep insured for the benefit of the mortgagees the building (mobile home) and improvements on the premises against fire and other risks and other casualties and contingencies as herein provided, or in the case of failure to pay any taxes or assessments to become due on the property within the time required by law, the mortgagees shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

SECTION FOUR Mortgagor may at any time prepay, without payment of any premium, the whole or any part of the principal indebtedness secured by this mortgage, with accrued interest to the end of such month in which any such payment shall be made. Any prepayment, as herein provided shall reduce the remaining monthly payments on this mortgage so that the principal amount due, after such prepayment, shall be amortized with interest into equal monthly installments throughout the remaining term of this mortgage. Upon such prepayment the mortgagor shall be obligated only to pay the mortgagees the remaining principal and interest amortized over the remaining term of this mortgage, and such payments shall be deemed substituted for the monthly payments originally secured hereby. The provisions herein

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