

This conveyance is subject to easements, restrictive covenants, zoning and the like as they may affect the premises.

The foregoing is a portion of property conveyed to the Grantor herein by Deed of * _____ to the Grantor dated December 16, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 129 at Page 505.

*South Carolina Society for the Prevention of Cruelty to Animals
Mortgagee's Address: Greenville Humane Society
328 Furman Hall Road
Greenville, S. C.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods, chattels, fixtures and personal property are and shall be deemed to be a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this Mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee, its successors and assigns. And the Mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said Mortgagee its successors and assigns, from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the Mortgagor agrees to keep the buildings and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire and such other hazards as the Mortgagee may from time to time require, all such insurance to be in forms, in companies and in sums (not less than sufficient to avoid any claim on the part of the insurers for co-insurance) satisfactory to the Mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the Mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the Mortgagee. The Mortgagor hereby assigns to the Mortgagee all moneys recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, at the option of the Mortgagee, be applied by the Mortgagee upon any indebtedness and/or obligation secured hereby and in such order as the Mortgagee may determine; or said amount or any portion thereof may, at the option