

ALSO: All rights of the mortgagors, if any, under that certain agreement restricting use of land executed by Charles G. Mason on April 29, 1952, recorded May 1, 1952 in Deed Book 455 at Page 391 in the R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the identical property conveyed to the mortgagors by J. David Sigmon and Deborah H. Sigmon by deed recorded simultaneously herewith.

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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 Bankers Trust of South Carolina, as Trustee under an irrevocable Trust Agreement dated September 10, 1949 with James F. Daniel, its successors and assigns forever. And we do hereby bind

ourselves and our heirs, executors, and administrators, to warrant and forever defend all and

singular the said premises unto the said Bankers Trust of South Carolina, as Trustee under an irrevocable Trust Agreement dated September 10, 1949 with James F. Daniel, its successors and assigns, from and against ourselves and our heirs,

executors, administrators and assigns, and all other persons whatsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagors, their heirs, executors or administrators, 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 One Hundred Thirty-two Thousand and no/100 (\$132,000.00) Dollars, and assign the policy of insurance to the said mortgagee, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said mortgagee, 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 Mortgagors, their heirs 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 debt secured by this mortgage shall become due and payable at once~~ 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 the said mortgagors do and shall well and truly pay, or cause to be paid unto the said mortgagee, its successors

and assigns, 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 promissory note ~~thereunder written~~ 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.

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