

ALSO: All that piece, parcel, or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 148 on plat of lands of B. F. Martin made by C. M. Furman, Jr., Surveyor, from survey of G. A. Shulze, Surveyor, known as Westview, said plat being recorded in the office of R. M. C. in Plat Book "F", page 140, said lot having a frontage of 75 feet on State Highway No. 8 and running back 180 feet.

TOGETHER with all that certain piece, parcel, or lot of land situate in Greenville Township, County and State aforesaid on the north side of the Anderson Road (State Highway), known and designated as the Southeastern one-half of Lot #149 of the Westview Heights Subdivision owned by Pride and Patton Land Company as will more fully appear by reference to plat of same revised by Dalton & Neves, June 1941, recorded in the R. M. C. office for Greenville County in Plat Book M, page 11, and according to said plat more particularly described as follows: BEGINNING at an iron pin on the North side of Anderson Road at the center of Lot No. 149, which pin measures 125 feet north-east from the intersection of Anderson Road and Wilburn Avenue; and running thence N. 46-34 W. 173.6 feet to an iron pin on joint line of Lots No. 149 and 120; thence N. 43-30 E. 25 feet to an iron pin, joint corner of Lots Nos. 149 and 148; thence S. 46-34 E. 174.2 feet to an iron pin on Anderson Road, joint corner of Lots No. 148 and 149; thence S. 44-03 W. 25 feet to the point of beginning; and being the southeastern one-half of Lot No. 149.

as Willie H. Fuller

The above described property is the same conveyed to me/by Ollie E. Powers by deed dated August 12, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 416, page 171.

The last payment on this mortgage, if not sooner paid, will become due and payable 15 years after date.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns forever.

And I/we do hereby bind myself/ourselves Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, from and against me/my or us/our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is hereby agreed that the mortgagor shall insure his life in the amount of \$....., and assign said policy to the mortgagee, its successors or assigns, and does hereby expressly authorize the mortgagee to advance premiums upon said policy or policies annually and to add such premiums advanced to the balance due on this mortgage, and the mortgagor agrees to repay said premiums in twelve equal monthly installments in addition to the monthly payments herein above set out with interest at the same rate as provided in this mortgage.

And I/we do hereby agree to insure the house and buildings on said lot in a sum not less than the balance due on this mortgage, with the same amount of extended coverage insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire, windstorm, or other hazards, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; in the event of loss the mortgagor(s) hereunder shall give immediate notice thereof to the mortgagee by registered mail and in the event I/we should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns, may cause the buildings to be insured in my/our name(s), and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.

If this is a construction loan a failure on the part of the mortgagor to complete the buildings upon the lot herein described within a reasonable time, or should the work on said buildings be discontinued for a space of more than three weeks, without just cause, the holder of this mortgage may institute foreclosure proceedings immediately and shall have the right to take over said premises and complete the structures in process of construction, without liability.

And I/we do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, immediately upon payment, until all amounts due under this mortgage, have been paid in full, and should I/we fail to pay said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor(s) shall keep the premises herein described in good repair, and should I/we fail to do so, the mortgagee, its successors, or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest.

And it is further agreed that I/we shall not further encumber the premises hereinabove described, nor alienate said premises by way of mortgage or deed of conveyance without consent of the said Association, and should I/we do so said Association may, at its option, declare the debt due hereunder at once due and payable, and may institute any proceedings necessary to collect said debt.

And I/we do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining however, the right to collect said rents so long as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the property herein described, and collect said rents and profits and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for anything more than the rents and profits actually collected, less the costs of collection, and should said premises be occupied by the mortgagor(s) herein, and the payments hereinabove set out become past due and unpaid, then I/we do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit Court of said