

<u>Description</u>	<u>Make</u>	<u>Serial Number</u>
C-18	Ironwood	9079
H-66	General	1713
H-44	General	1702
H-24	Ironwood	9265
H-8	General	1678
E-43	Ironwood	9106
E-64	Ironwood	9134
E-59	Ironwood	9047
E-24	Ironwood	9096
E-8	Ironwood	9035

None of the above described personal property shall be sold, mortgaged, pledged, hypothecated, or otherwise disposed of or removed from the above described premises without the written consent of the mortgagee herein.

The mortgagee herein or his agents shall have at all reasonable times the right to go upon the mortgaged premises to inspect the same and to make certain that waste is not being committed.

This is a purchase money mortgage.

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said John S. Coleman his heirs 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 John S. Coleman, his heirs and assigns from and against us and our heirs, executors and administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor s do and shall well and truly pay or cause to be paid unto the said mortgagee, or order, the said debt, or sum of money aforesaid, with the interest thereon, if any shall be due according to the terms of said note ; and do and perform all of the covenants and agreements herein contained, then this deed of bargain shall cease, determine and be utterly null and void, otherwise to remain in full force and virtue.

1. It is covenanted and agreed, by and between the parties that the said mortgagor s, their heirs, executors and administrators, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said mortgagee, in a sum of not less than One Hundred Seven Thousand Five Hundred and No/10 Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to the said mortgagee and in case that they fail to do so, the said mortgagee, his executors, administrators or assigns may cause the same to be done and reimburse themselves for the premiums and expenses with interest thereon at the rate of 7 per cent. per annum and that the same shall stand secured by this mortgage.

2. It is also covenanted and agreed that the said mortgagor s shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case they fail so to do the said mortgagee may cause the same to be paid and reimburse himself therefor with interest at the rate of 7 per cent. per annum and the amount stand secured by this mortgage.

3. It is also covenanted and agreed, that the said mortgagor s, their agents and tenants shall keep the said premises in as good order and condition as they now are, and not commit waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said mortgagee or the holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. And it is also covenanted and agreed that in case of default in payment under any of the conditions of the said note or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other covenants and agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said mortgagee or the holder hereof.

5. It is also covenanted and agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said mortgagee, his heirs, executors, administrators or assigns, a receiver may be appointed pending such proceedings with the usual powers in such case, to take charge of the rents and profits, crop or crops of any kind, of said mortgaged premises above described, to which end the same are hereby specifically pledged to said mortgagee as part of his security. The proceeds thereof after payment of all costs and expenses incurred in obtaining said receiver shall be applied to the payment of the said above mentioned debt.

*State of South Carolina) For value received, The South Carolina National  
County of Greenville) Bank do hereby assign, transfer and set over to  
John W. Woodward Jr., Successor Trustee of J. W. Woodward 400 J. W.  
Woodward the 20.510% of this mortgage and the note which it  
was not, without interest, this 15th day of May, 1966.  
The South Carolina National Bank  
By J. Thomas Lewis, Jr. (Signature) J. Thomas Lewis, Jr. (Printed Name)  
T. L. Lewis (Signature) T. L. Lewis (Printed Name) 1966*