

BEGINNING at a point on the Southeast side of Augusta Street, said point being 114.75 feet Northeast from the Northeast side of University Ridge, and running thence along Augusta Street, N. 38-44 E. 25.15 feet to a point; thence continuing with Augusta Street N. 42-10 E. 75.1 feet to a point in the center of a wall and running thence along the center of said wall, S. 47-50 E. 61.7 feet to a point; thence turning and running N. 42-10 E. 12.0 feet to a point; thence turning and running S. 47-50 E. 91.9 feet to a point on the Northwest side of Perry Alley; thence turning and running along the Northwest side of Perry Alley S. 37-22 W. 87.4 feet to a point; thence continuing along Perry Alley, S. 38-14 W. 10.0 feet to a point in the center of a party wall; thence turning and running along the center of said party wall, N. 47-50 W. 60.0 feet to a point; thence turning and running along the center of said party wall, S. 38-51 W. 14.85 feet to a point in the center of said party wall; thence turning and running along the center of said party wall, N. 48-01 W. 100.1 feet to the point of beginning.

The above-described property consists of five (5) tracts of land conveyed to C. Kirby Hammond as follows: (1) Deed of Jane G. Hammond dated December 22, 1945, recorded in Deed Book 285, page 366. (2) Deed of Jane G. Hammond dated April 1, 1948, recorded in Deed Book 341, page 377. (3) Deed of James P. Moore dated May 25, 1944, recorded in Deed Book 264, page 335. (4) Deed of Constantine Sarides dated September 25, 1951, recorded in Deed Book 442, page 443. (5) Deed of W. A. Ivester dated May 5, 1952, recorded in Deed Book 455, page 529.

ALSO all the party wall rights and privileges of C. Kirby Hammond to the party wall on the Southern and Northern sides of the property above-described.

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 CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns, from and against myself and my Heirs, Executors, Administrators, Successors and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, his Heirs, Executors, Administrators, Successors or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, and in case that he or they shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, 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, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor, his Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case he or they fail to do so, the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I the said C. KIRBY HAMMOND do and shall well and truly pay, or cause to be paid, unto the said CAROLINA LIFE INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid by the Mortgagor, his Heirs, Executors, Administrators, Successors or Assigns together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.