

and released, and by these Presents does grant, bargain, sell and release unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel and lot of land, Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot No. 3, as shown on plat of the property of Charlotte R. Smith Mallard, prepared by Dalton & Neves, Engineers, recorded in Plat Book F, page 169, and being more particularly described according to said plat, as follows:

Beginning at a point in the western side of North Main Street, joint front corner of Lots 3 and 4, which point is in the eastern face of an 8 inch partition wall and is 19 feet distant from the northwestern intersection of North Main Street and West North Street, and running thence along North Main Street, N. 20-00 E. 18.5 feet to a point in the eastern face of a 13 inch brick wall; thence along the center of said wall, N. 69-50 W. 100 feet to a point in the western face of the rear wall; thence along the western face of the 13 inch rear wall, S. 20-00 W. 18.5 feet to a point in the northwestern corner of lot No. 4 as shown on said plat; thence along the center of the 8 inch partition wall, S. 69-50 E. 100 feet to the point of beginning.

Together with the identical rights of ingress and egress, light and air heretofore granted in the deed from Charlotte R. Smith Mallard to Marion Brawley, recorded in Volume 102, page 12, reference to which is hereby craved.

And together with the right of drainage of surface waters from the roof of the building situate on the above described premises through so much of the drain as is situate on the premises known as Lots 4 and 5 on the plat above referred to. This conveyance is made subject to the rights of the owner of Lot No. 5 as shown on said plat to tie to the southern portion of the rear wall of the building situate on the premises hereinabove described for a distance of 6.45 feet along the entire height of said wall and other drainage rights granted to the owner of Lot 5.

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 THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., its Successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, Greenville, S. C., 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 said 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, windstorm and such other hazards as the mortgagee may from time to time require, all such insurance to be in forms, in companies and in sum (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 Mortgagee may determine; or said amount or any portion thereof may, at the option of the Mortgagee, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said Mortgagee, or be released to the Mortgagor in either of which events the Mortgagee shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The Mortgagor hereby appoints the Mortgagee attorney irrevocable of the Mortgagor to assign each such policy in the event of foreclosure of this mortgage. In the event the Mortgagor shall at any time fail to keep the buildings and improvements on the property insured as above provided, then the Mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the Mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND IT IS FURTHER AGREED that said Mortgagor 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, and such payment shall become a part of the debt secured by this mortgage, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.