

AND IT IS AGREED, That the mortgagor herein is to keep the building on said premises insured against loss by fire and windstorm in the full insurable value thereof, in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of Six (6%) per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

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 Pelzer-Williamston Bank, its Successors and Assigns forever.

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AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defent, all and singular, the said premises unto the said The Pelzer-Williamston Bank, its Successors and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and all other 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 I, the said mortgagor herein, do and shall well and truly pay or cause to be paid, unto the said mortgagee herein, 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 note, and any renewal thereof, and condition thereunder written, 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.

AND IT IS AGREED by and between the said parties, that mortgagor herein is to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand and Seal, this 23rd day of April, in the year of our Lord one thousand, nine hundred and sixty-three, and in the one hundred and eighty-seventh year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)
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Jerry R. Davis (SEAL)