

This is the same property conveyed to the mortgagor by deed of John Harold Hudson, Sr., dated September 7, 1962, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 706, Page 216, and by deed of Greenville Labor Temple Cooperative, of even date, to be recorded herewith.

The mortgagor herein has caused to be issued three policies of life insurance by State Farm Life Insurance Company on the life of the mortgagor bearing policy numbers 345-001, 563-637, and 874-271 in the amount of \$5,000.00, \$13,000.00 and \$13,000.00, respectively, which policies are hereby assigned to the mortgagee herein, its successors and assigns, as additional security for the payment of the note secured by this mortgage and said mortgagor agrees that he will pay promptly all premiums becoming due on said policies so as to keep the same in full force and effect, and upon the failure of the mortgagor to pay such premiums, the mortgagee herein, its successors and assigns, may at its option, pay said premiums and all sums so advanced shall be secured by this mortgage and repaid as a part of the mortgage indebtedness with interest on any amount so advanced at the rate of 6% from the date of said advance to the date of repayment of same. The mortgagor further agrees that he will from time to time execute and deliver to the mortgagee, its successors and assigns, such other assignments as the mortgagee or the said State Farm Life Insurance Company may require. Upon the death of the mortgagor, it is agreed that the mortgagee, its successors and assigns, shall be entitled to collect all sums due on the said policies of insurance and after payment of the indebtedness secured hereby including any interest, costs or attorneys fees that may be due under the terms of said note and any balance remaining shall be paid over to the executor of the mortgagor or to such person as may be entitled thereto.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY 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.