

**To Have and to Hold** the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

**And** the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances except an existing First Mortgage in favor of First Federal Savings and Loan Association, Greenville, South Carolina, dated October 28, 1975, as recorded in the R.M.C. Office for Greenville County, South Carolina, on the same date.

**Provided Always,** that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified, to wit:

Joint demand note of mortgagors, dated November 3, 1975, executed and delivered simultaneously herewith bearing interest at the rate of seven (7%) per cent per annum.

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