

Greenville, S. C., on waters of Mush Creek, and having the following metes and bounds according to plat recorded in the R. M. C. Office for Greenville County in Plat Book 0, page 73: BEGINNING at a cedar post on edge of Mush Creek at center of tract sold to John R. Capps; thence with the meandering of Mush Creek S. 54 W. 5.45 to stake; thence N. 21-30 E. 13.66 to stone; thence N. 67 W. 10.62 to stone; thence S. 27-40 E. 31.13 to stone; thence N. 42-30 E. 21.60 to stake at corner of Capps tract; and thence with Capps line N. 41-30 W. 30.60 to beginning corner, being Tract No. 2 as shown on said plat, and being the same conveyed to me by Bertha [Name] by deed dated October 4, 1944, and recorded in Book 268, page 175.

*For value received I do hereby assign, transfer and convey unto [Name] the above described premises, together with all and singular the rights, members, hereditaments and appurtenances thereto in anywise incident or appertaining, unto the said [Name] his heirs and assigns forever.*

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

C. E. Martin, his

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And, the said mortgagor, agree to insure the house and buildings on said land for not less than [Amount] Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and windstorm during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event [Name] shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance which shall be added to said debt and bear interest at the same rate under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee 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, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.