

J. O. Eppes and running thence with line of said lot, N. 71 E. 166 feet, more or less, to a stake in line of line of right of way of the P & N Railroad; thence with line of said right of way, S. 11 E. 157 feet to stake corner of Lot I-1; thence with line of said lot, S. 71 W. 162.4 feet to stake on the Georgia Avenue; thence with the east side of Georgia Avenue, N. 9-30 W. 157 feet to the beginning corner.

LESS HOWEVER, that portion of the above described properties conveyed by L. J. Moore to Evan D. Ginn by deed dated February 1, 1950 and recorded on February 2, 1950 in Deed Book 401, at page 438 and described as follows:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina located on the eastern side of Georgia Avenue near the City of Greenville, known and designated as a portion of Lots I-1 and I-2 on plat of subdivision of West Highlands by W. D. Neves, Engineer, dated January, 1916 recorded in the R. M. C. Office for Greenville County in Plat Book C, at pages 257-258, and having, according to survey by Piedmont Engineering Service dated January 5, 1950, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Georgia Avenue, which iron pin is 470.5 feet from the new right of way of Easley Bridge Road and running thence N. 71-0 E. 165 feet to an iron pin on right of way of P & N Railroad; thence along said railroad right of way, S. 8-0 E. 140 feet to an iron pin; thence S. 71-0 W. 161.1 feet to an iron pin on the eastern side of the intersection of Peachtree Street and Georgia Avenue; thence along Georgia Avenue, N. 9-30 W. 140 feet to an iron pin at the point of beginning.

The above described land is _____ the same conveyed to _____ by _____
 _____ on the _____ day of _____
 19 _____ deed recorded in the office of Register of Mesne Conveyance
 for Greenville County, in Book _____ Page _____

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, Greenville, South Carolina, its
 successors

~~Marx~~ and Assigns forever.

And I do hereby bind myself and my _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~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 I, the said mortgagor..., agree to insure the house and buildings on said land for not less than Three Thousand and no/100 _____ 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 extended coverage 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 I 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 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.