

dated February 24, 1953, said Sanders Court being a subdivision of Lots Nos. 41 and 42 of the Estate of Vance Edwards as shown on Plat thereof recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", pages 128-129, and being described according to the first above mentioned Plat as follows:

BEGINNING at a point on the Eastern side of Sanders Court, joint front corner of Lots Nos. 2 and 4; which point is 50 feet in a Northerly direction from the intersection of Sanders Court and Ridge Street, and running thence N. 42-52 W. 85 feet to an iron pin; thence N. 47-08 W. 300 feet to an iron pin; thence S. 42-52 W. 200 feet to an iron pin; thence S. 47-08 E. 300 feet to an iron pin; thence N. 42-52 E. 85 feet to an iron pin on the Western side of Sanders Court; thence along Sanders Court N. 47-08 W. 150 feet to a point where Sanders Court forms a cul de sac; thence around said cul de sac in a clockwise direction 240 feet, more or less, to a point on the Eastern side of Sanders Court; thence with the Eastern side of Sanders Court, S. 47-08 E. 150 feet, more or less, to the beginning corner.

The above described property is part of the same conveyed to me by John L. Brewton, by Deed recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 473, page 79.

It is understood and agreed that the Mortgagor plans to sell portions of the above described property and that Mortgagee will execute Releases on said portions upon receipt of an amount representing the reasonable value of said portions.

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 Eunice A. Baswell, her

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, her 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 _____ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with 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 _____ 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.