

ALSO- All that piece, parcel or lot of land in Ward I in the City of Greenville, State of South Carolina, being situate on the East side of Rutherford Street and shown on plat of W. D. Neves, January, 1941, as revised by Dalton & Neves, Engineers, October, 1949, and having the following metes and bounds:

BEGINNING At a stake on the East side of Rutherford Street, which stake is on the new right-of-way line of Rutherford Street and is 69.4 feet North of the Northeast corner of a 12-foot alley and Rutherford Street, and running thence S. 88-26 E. 96.8 feet to a stake; thence N. 1-34 E. 20 feet to a stake; thence S. 89-19 E. 42.3 feet to an iron pin; thence N. 1-34 E. 49.5 feet to an iron pin; thence N. 87-18 W. 138.2 feet to a stake on the new right-of-way line along Rutherford Street; thence with said Street, S. 1-52 W. 75.7 feet to the beginning.

Being the same property conveyed to mortgagor by William S. Reyner and Ruth M. Reyner by deed dated February 2, 1953, and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 471, Page 315.

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 First National Bank of Greenville, S. C. and Harriet Poe Cogswell, as Trustees Under Will of F. W. Poe for benefit of Eugenia M. Poe, their successors,

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, their successors 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 Twelve Thousand (\$12,000.00) 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 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.

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