

side of a road leading from Mauldin to Pelham, containing one acre, more or less. It begins at an iron pin on the northwestern side of the Mauldin - Pelham<sup>Rd.</sup> at the northeastern corner of a tract of land now or formerly belonging to James V. Taylor and running thence along the line of that tract N. 33-08 W. 296 feet to iron pin; thence N. 44-15 E. 150 feet to iron pin; thence S. 33-08 E. 296 feet to iron pin in the Mauldin-Pelham Road; thence along said road S. 44-15 W. 150 feet to the beginning corner and being the same land conveyed to G. W. Thompson and Christine B. Thompson by H. C. Taylor by deed dated January 12, 1945, recorded in Deed Book 271, Page 135. Reference is made to a deed recorded in Deed Book 201, Page 458 for a description of the lot heretofore referred to as having been owned by James V. Taylor.

It is understood and agreed that ~~the~~<sup>a</sup> chattel mortgage covering certain property is being given to better secure the payment of the note which is likewise secured by this mortgage of real estate.

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 Farmers Bank of Simpsonville, its successors and assigns,

Heirs and Assigns forever.

And we do hereby bind ourselves and our 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 us, and <sup>our</sup> Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, agree to insure the house and buildings on said land for not less than Five Thousand(\$5000.00) 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 endorsement 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 we 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 we the said mortgagors, 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.