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40, S. 22-41 E. 392 feet to the beginning corner; and being a portion of the same property conveyed to Wade E. Holland by Lucile H. Chastain by deed dated June 24, 1944 and recorded in the R. M. C. Office for Greenville County in Volume 265, at page 98.

It is understood that the only way of ingress and egress to the above described property is by a private drive running through the center portion of tract No. 40 of property of the mortgagor. Should said Tract No. 40 or any property over which this right-of-way passes be conveyed by the mortgagor a right of ingress and egress will be reserved to the grantor, Wade E. Holland. It is further understood that the holder of the mortgage, First Federal Savings and Loan Association, has agreed in writing to subordinate the lien of its mortgage over said private drive running over the center portion of Tract No. 40 owned by the said Wade E. Holland for the sole purpose of ingress and egress to the above described property.

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 Peoples National Bank Trustee for Bernice Endel, its successors

~~HEREIN~~ 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, 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 (\$3000.00) * * * * * 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 mortgagor 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.