

Beginning at a stake on the western corner of Riverside Road and McBeth Street, and running thence with the southwestern side of Riverside Road N. 42-07 W. 100 feet to a stake; thence S. 48 W. 300 feet to a stake; thence S. 42-07 E. 100 feet to a stake on McBeth Street; thence with the northwestern side of McBeth Street N. 48 E. 300 feet to the beginning corner.

Being the same property conveyed to the mortgagors herein by John B. Wallace by deed dated March 5, 1958 and of record in the R. M. C. Office for Greenville County in Deed Book 594 at Page 104.

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 Page

for Greenville County, in Book

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

Joseph J. Howard, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And 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 we 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.