

BEGINNING at a point on the Old Spartanburg Road at the joint front corner of Lots 54 and 53; thence N. 41-30 W. 100 feet to the joint rear corner of said lots; thence S. 50-45 W. 200 feet to a point in the rear line of Lot 46; thence N. 41-02 W. 100 feet to a point on Mt. Zion Street, joint corner of Lots 44 and 43; thence in a southerly direction 223 feet to a point on Beattie Street, the western corner of Lot 44; thence S. 41-02 E. along Beattie Street to the intersection of Beattie Street and the Old Spartanburg Road; thence N. 50-45 E. along the Old Spartanburg Road 295 feet to the point of beginning.

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Old Spartanburg Road has been widened taking seven (7) feet from the front of the lots facing on it and the above description includes this seven (7) feet.

The above described land is _____ the same conveyed to _____ by _____
_____ on the _____ day of _____
19 _____, deed recorded in the Office of The Register of Mesne Conveyances
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

DeWitt T. Cox, His

Heirs and Assigns forever.

And I do hereby bind me, myself, my 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 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 Thirty-Thousand Eight Hundred and No/100-----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.