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said Road S. 53-39 W. 200 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of W. Raymond Williams, Jr., as Trustee, dated August 17, 1944, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 266, at page 316.

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 South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the John W. Arrington Foundation, its successors and Assigns. 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 The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for the John W. Arrington Foundation, its successors and assigns, from and against myself, my Heirs, Executors, Administrators and Assigns, and every person whomssoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure and keep insured the houses and buildings on said lot in a sum not less than Three Thousand, Five Hundred and No/100 (\$3,500.00) Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, and the sum of Three Thousand, Five Hundred and No/100 (\$3,500.00) Dollars extended coverage insurance, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.