

part of said debt.

In the event of default, the mortgagee herein, its successors and assigns shall look only to the real estate described herein and the improvements and equipment thereon, and the rents, issues and profits thereof, and there shall be no liability on the part of the mortgagors for the payment of any deficiency judgment in case of the foreclosure of this mortgage.

NOW, KNOW ALL MEN, That they the said Eugene Sagan and Arlene Sagan, his wife, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to THE MUTUAL BENEFIT LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to them, the said Eugene Sagan and Arlene Sagan, his wife, in hand well and truly paid by the said THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, at and before the signing of these PRESENTS, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said THE MUTUAL BENEFIT LIFE INSURANCE COMPANY,

All that piece, parcel and lot of land, with improvements thereon, situate in the City of Greenville, County of Greenville, State of South Carolina, on the west side of North Main Street, and having the following metes and bounds, courses and distances, according to a plat of record in the R.M.C. Office for Greenville County in Plat Book K, Page 152:

Beginning at a point on the West side of North Main Street which point is South 19 degrees 50 minutes West 30 feet from the southwest corner of the intersection of North Main Street and West North Street and, likewise, being the southeast corner of property now or formerly of Stella H. Ellis and running thence with the line of the Ellis property North 70 degrees 02 minutes West 132 feet to the eastern edge of a brick wall located on property of Quinn; thence along the eastern edge of the said brick wall of Quinn, South 19 degrees 50 minutes West 30 feet to a point; thence South 70 degrees 02 minutes East along the center line of a wall or walls 132 feet to a point on the west side of North Main Street; thence along the west side of North Main Street North 19 degrees 50 minutes East 30 feet to the beginning corner.

TOGETHER with all rights, interests and easements which the mortgagors have in and to the walls located on and adjacent to any portion of the above described premises.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.

Reference is also made to a plat of property of Virginia Dare America Corporation of New Jersey by Pickell and Pickell Engineers, dated February 24, 1950, and plat recorded in the R.M.C. Office for Greenville County in Plat Book Page

This mortgage is being given to secure a part of the purchase money being paid by Eugene Sagan, one of the mortgagors for the purchase of the premises described herein.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, which are now the property of the mortgagors, are and shall be deemed

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