

This conveyance carried with it an easement of right-of-way for the purpose of ingress and egress through, over and across property situate in Austin Township, County and State aforesaid, from the above-described tract of land, beginning at the southeast corner (stone), and extending therefrom through lands of present grantee, J. T. Cromer and Mrs. Ola C. Cromer and C. F. Verdin to a settlement road leading from the Greenville-Woodruff highway to the farm of M. G. Verdin- said easement being the same as was granted to the present grantor by deed from M. G. Verdin and C. F. Verdin dated Nov. 8, 1941 and recorded in the RMC Office for Greenville County in Deed Book 240 at page 325.

This mortgage is junior and subordinate in lien to that certain mortgage given by the mortgagors herein in favor of the Farmers' Bank of Simpsonville in the principal amount of \$1500.00, dated September 7, 1946 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume 351, at page 160.

The above described land is the same conveyed to-----by

on the day of 19 deed recorded in the office of Register Mesne Conveyance 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

David W. Balentine and C. Douglas Wilson & Co.

and successors their Heirs and Assigns forever.

And we do hereby bind ourselves, Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, their 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 s agree to insure the house and buildings on said land for not less than ---Six Hundred Fifty and No/100 (\$650.00)----- Dollars, in a company or companies which shall be acceptable to the mortgagee s, and keep the same insured from loss or damage by fire, and extended coverage during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, s and that in the event we shall at any time fail to do so, then the said mortgagee s 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 s to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee s 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 the said mortgagor s do and shall well and truly pay, or cause to be paid unto the said mortgagee s 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.