

Beginning at an iron pin on the Eastern side of Groce Avenue as shown on said plat, at the corner common to Lots 9 and 10, and running thence South 60-47 East, along the dividing line between Lots 9 and 10, One Hundred Twenty-nine and 3/10 feet to an iron pin on the rear line of Lot 15; thence South 36-57 West, along the dividing line between Lot 10 and Lots 15 and 14, Forty-five and 4/10 feet to an iron pin at the corner of Lot 11; thence North 60-47 West, along the dividing line between Lots 10 and 11, One Hundred Twenty-three and 1/10 feet to an iron pin on the Eastern side of Groce Avenue; thence North 29-13 East, along the Eastern side of Groce Avenue, Forty-five feet to the place of beginning.

This is the same lot of land conveyed to W. Rudolph Shives by deed of L.W. Kelley, et al, dated March 9, 1950 and recorded in the R.M.C. office in Deed Book 404 at page 450.

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 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 The South Carolina National Bank of Charleston and its successors ~~Heirs~~ and Assigns forever.

And I do hereby bind myself and my, Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against myself and 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 houses and buildings on said land for not less than Six Thousand 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 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.