

County and State, in City of Greenville, being shown and designated as Lot Number Forty Seven (No. 47), on eastern side of Mims Avenue in Nicholtown No. 1, on said plat, adjoining the above described property, and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Mims Avenue, joint front corner of Lot No. 48 of said plat, and running thence N. 89-15 E. 110 feet along line of said Lot No. 48 to point, joint rear corner of Lots Nos. 47, 48, 67 and 68; thence N. 0-45 W. 40 feet along rear line of Lot No. 68 to a point, joint rear corner of Lots Nos. 46, 47, 68 and 69; thence S. 89-15 W. 110 feet along the line of Lot No. 46 to point on eastern side of Mims Avenue; thence S. 0-45 E. 40 feet along the eastern side of Mims Avenue to the point of beginning.

This is the same property conveyed to J. D. Sullivan and Nellie Mae Sullivan by W. T. Henderson and N. O. McDowell by deed dated November 23, 1942, recorded in Vol. 249, page 176, in said R.M.C. office.

There is located on the above described property a five-room residential building and other improvements.

This is a first mortgage over the above described properties and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

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 **W. A. Smith, his**

Heirs and Assigns forever. And **we** do hereby bind **ourselves, our**

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **W. A. Smith, his**

Heirs and Assigns, from and against **ourselves and our**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.