

LESS, HOWEVER, all that piece, parcel or lot of land in Greenville County, State aforesaid, on the west side of Miller Road, lying between present property of J. D. Green and property of Alex Finley, Jr. and having, according to plat prepared by J. Mac Richardson, Surveyor, April 16, 1954, the following metes and bounds, to-wit:

Beginning at a nail in a cap in the center of said Miller Road, corner of property of Truman Garrett, and running thence down the center of Miller Road, N. 6-54 W. 265 feet to another nail in cap, said Miller Road being 50 feet in width; thence along the line of Alex Finley, Jr., N. 70-09 W. 277 feet to a stone; thence along the present Truman Garrett line, S. 39-15 E. 461.6 feet to the center of Miller Road, the point of beginning.

The above described property is the same property conveyed to the mortgagee herein by the devisees under the Will of Myrtie J. Green, deceased and is the same property conveyed by J. D. Green to the mortgagors herein by deed of even date herewith, not yet recorded.

This is a purchase money mortgage.

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

J. D. Green, 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 mortgagee, his 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 we, the said mortgagor, s., agree to insure the house and buildings on said land for not less than Four 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, with extended coverage, 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 we 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 we the said mortgagor, s. 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.