

This being the same premises conveyed to Ponnie Broadus and James W. Broadus by deed recorded in Deed Book 300, at page 238, in R.M.C. Office for Greenville County; the said James W. Broadus having died interstate Dec. 22nd, 1957, The said Ponnie Broadus as surviving spouse, inheriting under the law of Ohio, (Ohio revised Code Sec. 2105.06 (D),) from the said James W. Broadus an undivided three-fourths of said decedent's undivided one-half interest, making her total interest in said real estate an undivided three eights interest, and together with her undivided one-half interest previously owned, a total of an undivided seven-eights interest therein; the other grantor herein Louis Broadus, inheriting one-fourth of said decedent son's undivided one half ~~xxxx~~ interest, making his total interest an undivided one-eighth interest, all of which interests are hereby conveyed ~~by Grantor herein~~ by said Grantees to Grantor herein.

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 B.P. Edwards and his 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 B.P. Edwards and his Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than ~~the insurable value thereof in~~ Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

my name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.