

Company et al., as shown on plat of the same prepared by Dalton and Neves, Engineers, September, 1925, recorded in the R. M. C. office for Greenville County in Plat Book G, page 112, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of the Buncombe Road at the western intersection of the said road with Berkley Avenue (which is shown on the above mentioned plat as an unnamed 35-foot street) and running thence along the west side of Berklet Avenue N. 33-00 E. 200 feet to an iron pin at the intersection of said Berkley Avenue with a 10-foot alley; thence along the south side of said 10-foot alley N. 57-32 W. 65 feet to an iron pin at the joint rear corners of Lots Nos. 207 and 208; thence along the joint lines of said lots S. 33-00 W. 200 feet to an iron pin on the north side of the Buncombe Road at the joint front corners of said Lots Nos. 207 and 208; thence with the north side of the Buncombe Road S. 57-32 E. 65 feet to an iron pin, the beginning corner, including the plumbing, electrical, and heating fixtures now located on the said premises or to be installed thereon, which are hereby expressly agreed to be a part of the realty, and being the same lot of land conveyed to me by J. F. Welborn by his deed dated February 14, 1930, recorded in the R. M. C. office for Greenville County in Deed Vol. 152, page 154.

And I covenant that as additional security for the payment of the said note I forthwith will insure the dwelling house on the said premises with an insurer acceptable to the mortgagee in the sum of not less than ten thousand five hundred dollars against loss and damage by fire and the perils covered by full extended coverage endorsement with loss and damage, if any, payable to the mortgagee as his interest shall appear and will maintain such insurance continuously in effect as long as the debt hereby secured or any part thereof remains unpaid and will deliver to the mortgagee certificates or other evidence acceptable to him that such insurance is at all times in effect and should I fail to effect or to maintain such insurance or to deliver such certificates or other evidence to the mortgagee he shall have the right at his option to effect and maintain such insurance for his sole protection and this mortgage shall secure to him the reimbursement of the premiums paid by him therefor with interest thereon from the day of payment at the highest legal rate.

To obtain the credit secured by this paper I represent that this mortgage is a lien on the above described premises second only to the lien of a prior mortgage given by me to the First Federal Savings and Loan Association of Greenville to secure a debt in the original principal amount of nine thousand dollars.

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 George H. Welch,

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 George H. Welch, his

Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said Ethel Ayers

do and shall well and truly pay or cause to be paid, unto the said George H. Welch

the said debt, or sum of money aforesaid, with interest thereon, if any shall be due, according to the true