

3. ALL that certain lot of land in Greenville County, South Carolina, near the city of Greenville, on the northeast side of Edgemont Avenue Extension, being a portion of Tract 7 as shown on a plat of the property of J. B. Banks recorded in plat book 141, at page 151, and according to a survey of C. C. Jones, dated September 30, 1957, having the following metes and bounds:

BEGINNING at a stake on the northeastern side of Edgemont Avenue Extension, and running thence N 35-55 E 573.4 feet to a stake; thence N 33-25 W 29.1 feet to a stake; thence S 52-34 W 353.7 feet to a stake; thence S 29-06 E 90 feet to a stake; thence S 57-34 W 218.1 feet to a stake on Edgemont Avenue Extension; thence with the curve of the northeastern side of Edgemont Avenue Extension, the chords of which are S 37-46 E 4 feet, S 50-31 E 75 feet, and S 55-22 E 47 feet to the point of beginning.

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 Crosswell Company, a corporation, its successors ~~Heirs~~ and Assigns forever. And I do hereby bind myself, my

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Crosswell Company, a corporation, its successors,

~~Heirs~~ and Assigns, from and against me, 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 Parcel 1, above: \$7,000.00; Parcel 2, above: \$11,000.00; Parcel 3, above: \$3,000.00 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 itself for the premium and expense of such insurance under this mortgage, with interest.