

BEGINNING at a stake on the western side of the Greenville Hendersonville Highway in Cat Tail Branch, corner of property of Roy Glenn, and running thence with his line as marked by Cat Tail Branch N. 82 W. 2.24 chains to iron pin in Branch in line of Mrs. R. G. Coleman; thence with her line N. 44 E. to western side of said Greenville-Hendersonville Highway; thence with western side of said Highway S. 1 W. to the beginning corner.

This being the same property which is simultaneously being conveyed to the mortgagor herein by Deed of Ralph W. Drake, Probate Judge, as a result of a Sale in Aid of Assets Action brought by J. G. Morgan as Administrator of the Estate of Gladys H. Smith, and is also the same property as was conveyed to the mortgagor herein and the said Gladys H. Smith by Deed recorded in the R.M.C. Office of Greenville County, South Carolina, on the 15th day of November, 1946, in Deed Book 302, at Page 235, the aggregate area of said property contains fourteen (14) acres, more or less.

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 **Bank of Travelers Rest, its successors**

~~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 mortgagee, **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 I, the said mortgagor, agree to insure the house and buildings on said land for not less than **its full insurable value** ~~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 I 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 I the said mortgagor, 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.