

ALL AND SINGULAR, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 21 of a subdivision known as Morgan Hill, a plat of which is recorded in the R. M. C. office for Greenville County, in Plat Book A, and having the following metes and bounds:

Beginning at an iron pin on City View Street (formerly called O'Neal Street); and running thence with City View Street S. 82 3/4 W. 60 feet to an iron pin; thence with line of Lot No. 20, S. 7 1/4 E. 200 feet to an iron pin; thence N. 82 3/4 E. 60 feet to an iron pin; thence N. 7 1/4 W. 200 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by Mrs. Almer Davis by her deed of June 24, 1960, recorded in Volume _____, Page _____, office of the Register of Mesne Conveyance for Greenville County.

This is a purchase money mortgage.

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 _____ Mrs. Almer Davis, her

_____ heirs and successors and assigns forever. And _____ I _____ do hereby bind _____ myself and my _____ heirs, successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said _____

Mrs. Almer Davis, her heirs and successors and assigns from and against _____ me and my _____ heirs, successors, executors, administrators and assigns and all persons whomsoever, lawfully claiming or to claim the same or any part thereof.

It is hereby understood and agreed that the mortgagor, or mortgagors as the case may be, shall carry at its, his, her or their own cost and expense fire insurance on the buildings on the mortgaged land to an amount equal to the loan, or such other sum as may be hereby agreed, to-wit: _____

Four Thousand Eight Hundred & 00/100 (\$4,800.00) dollars, with reliable company or companies and the policy or policies shall be held by the mortgagee, its, her, his, or their executors, administrators, successors or assigns, and shall be made payable to it, him, her or them as interest therein may appear: In the event of any failure or default herein on the part of the mortgagor, its, his, her or their, executors, administrators, successors or assigns, as to said insurance, then the mortgagee, its, his, her or their executors, administrators, successors or assigns, may insure the said premises as they may desire and charge all of the premiums as an additional debt or debts with payment secured by this mortgage with interest at 7 per cent per annum from the date when such premiums are paid.

(Use this space for writing special clause if wanted)

Mortgagor shall pay taxes each year and notify mortgagee of tax receipt number and date of payment. It is agreed that should mortgagor fail to pay insurance premium or taxes that same shall be paid by mortgagee and added to the mortgage indebtedness. The amounts paid for taxes and insurance shall draw interest from date of payment by mortgagee at the rate of six (6) per cent per annum.