

Greenville on the west side of the Buncombe Road, being triangular in shape, and more particularly described as follows:

BEGINNING At an iron pin on the south side of Clayton Street at intersection with Laurel Street, and running thence along Clayton Street, N. 58-30 E. 80.9 feet, more or less, to a point on the Buncombe Road; thence along the Buncombe Road, S. 3-50 E. 98 feet, more or less, to the intersection of Laurel Street; thence along Laurel Street, N. 55-54 W. approximately 90 feet to the beginning corner; being a portion of Lots Nos. 68 and 69, as shown on plat of property of J. M. Perry, recorded in the R.M.C. office for Greenville County, S. C.

ALSO, ALL THOSE TWO CERTAIN PIECES, PARCELS OR LOTS OF LAND situate, lying and being in Greenville Township, Greenville County, State of South Carolina, known and designated as Lots Nos. 14 and 15 on a plat of property of G. D. Oxner, and having the following metes and bounds, to-wit:

BEGINNING At a point on Bates Street where said street meets the right of way of the Southern Railway; thence with Bates Street, N. 56-06 W. 98.4 feet to joint corner of Lots Nos. 13 and 14; thence with line common to last named lots, 176.5 feet to Laurel Street; thence with said Laurel Street, S. 55-54 E. 100 feet to joint corner of Lots Nos. 15 and 16; thence with line common to last named lots, S. 34-25 E. 176.2 feet to the beginning corner.

The property covered by the last two descriptions above is the same property conveyed to us by Lallie G. McMahan by deed dated July 2, 1946, and recorded in the office of the R.M.C. for Greenville County in Deed Book 295, Page 311.

The above described land is the same conveyed to by on the day of 19 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book Page

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 The Peoples National Bank of Greenville, S. C., its successors ~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our 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 us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than \$50,000.00 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 we 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 we 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.