

point being 138.8 feet south from the southwest corner of the intersection of North Main Street and West North Street; thence with the west side of North Main Street N. 19-50 E. 50.9 feet to the point of beginning.

TOGETHER with the right to use the wall lying adjacent to and immediately north of the within-described lot, said wall being wholly on said adjacent lot as more fully shown by agreement recorded in the Office of the R. M. C. for Greenville County in Vol. 22, Page 158, and also referred to in deed from William H. Beattie et al to Etta Bailey Burgiss dated Nov. 17, 1941, recorded in Deed Book 240, Page 333, Office of R. M. C.

This is the same property devised to me under the Will of my grandmother Etta Bailey Burgiss, deceased, on file in the Office of the Probate Court for Greenville County in Apartment 484, File 12.

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 Thornwell Orphanage, 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 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 Three Thousand Five Hundred and No/100 * * * * * (\$3,500.00) 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 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.