

ALSO: All that piece, parcel or lot of land on the Northeast side of Percy Avenue, near the City of Greenville, being shown as LOT NO. 15 on plat of Pine Haven Acres made by C. O. Riddle, Surveyor, February, 1957 and recorded in Plat Book KK, at page 39, RMC Office for Greenville County and having the following metes and bounds:

BEGINNING at an iron pin on Percy Avenue at the joint front corner of Lots 14 and 15, and running thence along the line of Lot 14, N. 28-39 East 496.6 feet to an iron pin; running thence S. 54-14 East 201.55 feet to an iron pin; thence along line of Lot 16, S. 28-39 West 471.6 feet to an iron pin on the Northeast side of Percy Avenue; thence along Percy Avenue, N. 61-21 West 200 feet to the beginning corner and containing 2.22 acres.

BOOK 1035 PAGE 442

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

B.H. Trammell, his

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, his 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 land for not less than 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 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.