

branch; thence with the center of said branch as the line S 47-45 E 125 feet to an iron pin; thence continuing with the center of said branch as the line S 9-45 W 146 feet to a point in Middle Saluda River; thence in a southwesterly direction with said Middle Saluda River to a rock on the south bank of said River, corner of Moore property; thence with the line of said property N 9 W 93.5 feet to an iron pin; thence with Brown property N 3 W 78 feet to an iron pin; thence continuing with Brown property N 64-15 W 144 feet to an iron pin on the southeastern side of Varner Road; thence with the southeastern side of said Road N 22-38 E 80.6 feet to the beginning corner.

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 Southern Bank and Trust Company, Greenville, S. C., its successors and assigns forever.

~~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 Six Thousand One Hundred and no/100 (\$6,100.00) 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 his 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, 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.