

by the said The First National Bank of Greenville, S.C., as Trustee, at and before the signing of these presents (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said The First National Bank of Greenville, S.C. as Trustee:

All that certain lot or parcel of land situate, lying and being in the city of Greenville, County and State aforesaid, on the East side of River Street, and having, according to survey made by Dalton & Nevers, Engineers, the following metes and bounds, to-wit:

"Beginning at an iron pin, the northeast corner of Hammond and River Streets, and running thence with the Eastern side of River Street N. 28-30 E. 78 feet to a point in the face of a wall; thence S. 62-23 N. 100 feet to an iron pipe; thence N. 27-30 E. 62.4 feet to a pin in cross tie; thence S. 61-46 E. 85.3 feet to an iron pin in the center of an alley; thence with the center of said alley, S. 41-49 N. 143.05 feet to an iron pin in line of Hammond Street; thence with Hammond Street, N. 62-23 N. 150.1 feet to the point of beginning"

To have and to hold all and singular the said premises unto the said The First National Bank of Greenville, S.C. as Trustee, its Successors and assigns forever upon the trust hereinafter set forth, for the protection and security of the bearers of said notes without priority one over the other. And Huntington & Guerry, Inc. does hereby bind itself, and its Successors and assigns to warrant and forever defend all and singular the said premises unto the said The First National Bank of Greenville S.C. as Trustee, its Successors and assigns, from and against itself and its Successors and assigns, and every person whomsoever lawfully claiming or to claim the same, or any part thereof, And until the mortgage indebtedness shall be fully discharged Huntington & Guerry, Inc. agrees to insure the building on said lot of land in a sum not less than twenty-five thousand (\$25,000.00) dollars in a company or companies satisfactory to the Trustee and keep the same insured from loss or damage by fire, and assign the policy or policies of insurance to the Trustee hereunder; and that in the event said Huntington & Guerry, Inc. shall at any time fail to do so, then the said Trustee may cause the same to be insured