

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, on the North side of Croft Street in the City of Greenville, being known and designated as the Eastern one-half of lot No. 44, of Section B of the property of Stone Land Company as shown on plat recorded in the P. M. C. Office for Greenville County in Plat book "A" at page 337-345, and having according to a survey made September, 1928 by Dalton & Dives, Engineers, the following metes and bounds, to-wit:

Beginning at a point on the north side of Croft Street which point is 150 feet east of the intersection of the North side of Croft Street with the East side of Townes Street and running thence N. 1-41 E. 200 feet to an iron pin on the South side of an alley; thence with the South side of said alley S. 83-13 East 30 feet to an iron pin; thence S. 1-41 W. 200 feet to an iron pin on the North side of Croft Street; thence with the North side of said Street, N. 83-13 W. 50 feet to the point of beginning, being the same lot of land conveyed to the Mortgagee by deed of A. W. Reynolds, dated September 30th, 1928, and recorded in Volume 135, at page 316.

Together with all and singular, the Rights, Members, Hereditaments and Appurtenances, to the <sup>said</sup> premises belonging, or in any wise incident or appertaining.

To have and to hold, all and singular the premises before mentioned, unto the said State-Planters Bank and Trust Company, its successors and assigns forever.

And said Mortgagee does hereby bind himself and his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said State-Planters Bank and Trust Company, its successors and assigns against himself and his heirs, and against every person, whomever, lawfully claiming, or to claim, the same or any part thereof.

Provided, always nevertheless, and it is the true intent and meaning of the parties to these presents that if the said Mortgagee does, and shall well and truly pay or cause to be paid unto the said State-Planters Bank and Trust Company, its successors or assigns, the said debts and sums of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said notes and the conditions therein written, then this deed of bargain and sale shall cease, and be void, other