

and being known and designated as Lot No. 5 of the property of M. J. Wharton on plat recorded in Plat Book F, page 87, R.M.C. Office for Greenville County and more particularly described as follows:

BEGINNING at an iron pin at Southeast corner of the intersection of Buncombe and Richardson Streets, and running thence with Buncombe Street, S. 33-25 E. 38 feet 9 $\frac{1}{2}$ inches to an iron pin in the center of a 12 inch wall, joint corner of Lots 4 and 5; thence with center line of said wall S. 22-20 W. 66 feet to an iron pin on an 8 foot alley; thence with said alley N. 33-25 W. 35 feet 6 inches, more or less, to an iron pin on the Eastern side of Richardson Street; thence with Richardson Street, N. 20-00 E. 67 feet 11 $\frac{1}{2}$ inches, more or less, to the beginning corner.

ALSO

All right, title and interest in and to that strip of land in the rear of Lot No. 5, being a portion of what formerly constituted an alley and being shown as parcel A on amended plat of Wharton property made July 14, 1934, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book H at page 249 and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Eastern side of Richardson Street at the Southwest corner of Lot No. 5 and running thence with the rear line of said lot, S. 33-25 E. 35 feet 6 inches, more or less, to an iron pin at joint rear corner of Lots No. 4 and 5; thence S. 22-20 W. 4 feet 11 $\frac{3}{4}$ inches to a point in the center of what formerly constituted an alley; thence with the center of said strip that formerly constituted an alley but has now been closed, N. 33-25 W. 35 feet 6 inches, more or less, to an iron pin on the Eastern side of Richardson Street; thence along the Eastern side of Richardson Street, N. 20-00 E. 4 feet 11 $\frac{3}{4}$ inches to the beginning corner.

This being the same property conveyed to the mortgagor by the mortgagees by deed dated February 26, 1946 and recorded in the R.M.C. Office for Greenville County in Deeds Volume 289 at page 196.

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 Harriott B. Phelps, Joseph W. Barnwell, Jr., and Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell, as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell, deceased, their Heirs, Executors, Administrators, Successors in Office and Assigns forever. And Wilmont Realty Company, Inc., does hereby bind itself, its Successors and Assigns to warrant and forever defend all and singular the said Premises unto the said Harriott B. Phelps, Joseph W. Barnwell, Jr. and Joseph W. Barnwell, Jr., and Nathaniel B. Barnwell, as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell, deceased, their Heirs, Executors, Administrators, Successors in Office and Assigns from and against itself, its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the mortgagor agrees to insure the house and buildings on said lot in a sum not less than Six Thousand (\$6,000.00) Dollars in a company or companies satisfactory to the mortgagees, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagees; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagees may cause the same to be insured in its name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the mortgagor hereby assigns the rents and profits of the above described premises to the said mortgagees, or their Heirs, Executors, Administrators, Successors in Office or Assigns, and