

The above described land is the mortgagor  
the same conveyed to / by

C. B. Martin on the 16th day of  
**January,** 19 47 deed recorded in the office of Register Mesne Conveyance  
 for Greenville County, in Book 305 Page 383

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  
 OSCAR HODGES, JR. AND SARA S. HODGES, THEIR

Heirs and Assigns forever.

the mortgagor does  
 And / ~~he~~ hereby bind ~~itself~~, its / <sup>successors,</sup> Heirs, Executors and Administrators to warrant  
 and forever defend all and singular the said premises unto the said mortgagee, their Heirs  
 and Assigns, from and against / <sup>the mortgagor, its successors</sup> Heirs, Executors, Administrators and Assigns, and every per-  
 son whomsoever lawfully claiming, or to claim the same or any part thereof.

And does, the said mortgagor ~~do~~ agree to insure the house and buildings on said land for not less than  
Two Hundred Fifty (\$250.00) Dollars, in a  
 company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss  
 or damage by fire 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 **it** 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 insur-  
 ance 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 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.