

Lot 23, S. 58-40 E. 150 feet to an iron pin on the Northwest side of Brookdale Avenue; thence with the Northwest side of Brookdale Avenue S. 31-20 W. 50 feet to the beginning corner.

Being the same lot of land conveyed to the mortgagor by Calvin C. Taylor by deed dated January 17, 1948 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 333 at page 459.

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

Belle B. Wilkins, her

Heirs and Assigns forever.

And I do hereby bind **myself**, **my** Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, **her** 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 **Four Thousand (\$4,000.00)** - - - 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 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~~ **any principal or interest installment as the same may become due and** 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 this 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 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.