

AND ALSO, all that land at the intersection of Mitchell and Spartanburg Streets, and lying immediately at the rear of Lot No. 8-A as shown on plat of Harcourt, described as follows, to-wit:

BEGINNING at a stake at the Northwest corner of said Lot. No. 8-A on line of Lot No. 10, and running thence with line of Lot No. 10, N. 20-13 E. 50.8 feet to a stake; thence S. 36-18 E. 33 feet to a stake; thence S. 63-06 E. 33 feet to a stake; thence S. 76-34 E. 20.7 feet to a stake on the projected line between Lots Nos. 8-A and 8; thence S. 22-45 W. 10 feet to old corner on said line; thence along rear line of Lot No. 8-A as shown on said plat N. 84-34 W. 83 feet to the beginning corner.

The above property is the same conveyed to the mortgagor by three separate deeds as follows: (1) By J. Ed. Hart, dated June 1, 1927, recorded in Volume 125, page 129; (2) By City of Greenville, South Carolina, by deed dated October 27, 1931, recorded in Vol. 121, page 252; (3) conveyed by City of Greenville, South Carolina, by deed dated July 22, 1931, recorded in Vol. 154, page 124.

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 First National Bank of Greenville, South Carolina as Trustee under agreement with Huntington and Guerry, Inc. of Greenville, S. C. dated August 6, 1945, its Successors and assigns,

~~Her 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, its Successors ~~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 Eleven Thousand Five Hundred (\$11,500.00) - - (\$11,500.00) - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, 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 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.