

BOOK 589 PAGE 228

westwardly; thence Eastwardly, along said dividing line, extended, a distance of 13 feet, more or less, to the northwesterly corner of property of R. D. and Maryann Phillips; thence Southwardly along westerly property line of R. D. and Maryann Phillips, a distance of 50 feet to dividing line between property of Henry P. Sims and property of R. D. and Maryann Phillips; thence Westwardly, along said dividing line, extended, a distance of 13 feet, more or less, to the point or place of beginning; being a rectangular parcel of land 13 feet, more or less, by 50 feet, more or less; lying between the westerly boundary of property of R. D. and Maryann Phillips and the easterly property line of Lois Avenue, containing 650 square feet, more or less; being shown in orange outline on blueprint of Drawing No. K-1131, dated December 9, 1947, prepared in the office of Chief Engineer MW&S of Southern Railway Company at Charlotte, North Carolina; and being a part of the same property conveyed to Georgia Industrial Realty Company by Julius H. Heyward by deed dated June 16, 1916, recorded in the R. M. C. Office for Greenville County, South Carolina, in Volume 39, page 493, and conveyed to The Atlanta and Charlotte Air Line Railway Company by Georgia Industrial Realty Company by deed dated January 4, 1918, recorded in said R. M. C. Office in Volume 33, page 452. And being the same property conveyed to Maryann Phillips by deed recorded in Deed Book 355, at page 431.

The above described land is \_\_\_\_\_ the same conveyed to me by  
Maryann Phillips \_\_\_\_\_ on the \_\_\_\_\_ day of  
19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance  
for Greenville County, in Book \_\_\_\_\_ Page

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 R. D. Phillips,

his Heirs and Assigns forever.

And I do hereby bind myself and, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his 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 Thirty-Four Thousand and No/100 - - - - - 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 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.