

of Nichols (now Dunbar) Street, and having the following metes and bounds, to-wit:

BEGINNING at a fence post on the northern side of Nichols (now Dunbar) Street, joint front corner with property conveyed by my mother, Mary Jane Grimes, to Chalice E. Hagood, which point is Forty Three and 5/10 (43.5) feet westerly from the intersection of Nichols (now Dunbar) Street and Means Street, and running thence along the northern side of Nichols (now Dunbar) Street, N. 74-37 W. 32.5 feet to point, joint front corner with Church lot; thence in a northeasterly direction along line of last mentioned property, Forty Two and 5/10 (42.5) feet to point; thence in a southeasterly direction along line of other property of Mortgagor, Thirty Two and 5/10 (32.5) feet, more or less, to a point in line of said Chalice E. Hagood lot, which point is Forty Two and 5/10 (42.5) feet northerly from the point of beginning; thence S. 20-53 W. 42.5 feet along the western line of said Hagood lot to the point of beginning on Nichols (now Dunbar) Street.

This is a part of the same property conveyed to my mother, Mary Jane Grimes, by Wm. M. Jones, as Exr. of the Estate of Mary J. Logan, by deed dated June 7, 1916, recorded in Vol. 39 at page 502 in said R. M. C. office.

The above described properties have buildings and other improvements located thereon.

The above described properties are the same inherited by me from my mother, Mary Jane Grimes, deceased, I being her sole heir at law and distributee and having paid and settled in full all debts and obligations of her estate. See Apt. 621, File 10 in Probate Court.

This is a first mortgage over the above described properties, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the Mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the Mortgagee may, at its option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

The funds obtained under and by this mortgage, are to be used actually and solely to pay in full, for any and all improvements made and to be made on the above described properties and to pay off existing mortgage, and for no other purpose.

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 The First National Bank of Greenville, S. C., as Guardian for Leon Alexander Hendricks, Its /Successors ~~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 The First National Bank, of Greenville, S. C., as Guardian for Leon Alexander Hendricks, Its Successors ~~Heirs~~ and Assigns, from and against myself and my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.