

thence S. 13.00 E. 120 feet to and iron pin, corner with Simpsonville Ice Plant; thence with line of that property S. 77 W. 200 feet to the beginning corner, and being the same property conveyed to J. C. Smith by B. A. Fincher as Executor of the Estate of Mrs. Bessie Smith, by deed dated December 1, 1954 and not yet recorded, to be recorded in the Greenville County R. M. C. Office, and this instrument is given to secure a portion of the purchase price of said property and is being executed and delivered concurrent with that deed.

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 W. C. Cook,
his 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 W. C. Cook, his

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

And the said mortgagor agree to insure the house and buildings on said lot in a sum not
less than Four Thousand and No/100 -- Dollars
in a company or companies satisfactory to the mortgagee, and keep the same insured from loss
or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event
that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same
to be insured in his name and reimburse himself
for the premium and expense of such insurance under this mortgage, with interest.