

tenths (169.8) feet along the line of Lot No. Thirteen (13) to the front corner thereof on Seminole Drive; thence South 66- 46 East Seventy-five (75) feet to the beginning corner; and being the same lot of land conveyed unto M. G. Proffitt by Hazel Lee Jenkinson, et al, by deed dated December 4, 1954, of record in the R. M.C. Office for Greenville County, in Volume 513, at Page 403, and being the same lot of land conveyed unto Mrs. Betty Sullivan Wrenn by M. G. Proffitt, by deed dated , 1955, duly of record in the R. M. C. Office for Greenville County, South Carolina."

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 Premises before mentioned unto the said THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, its successors 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 THE PERPETUAL BUILDING AND LOAN ASSOCIATION OF ANDERSON, its successors 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 I do hereby agree to insure the house and buildings on said premises in the sum not less than Seventeen Thousand, Five Hundred (\$17,500.00) - - - - - Dollars fire insurance and not less than Seventeen Thousand, Five Hundred (\$17,500.00) - - - - - Dollars wind insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire and wind, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; and in the event I should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns may cause the buildings to be insured in my name, and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest.