

North direction 45 feet more or less to an iron pin, point of beginning.

The above property was conveyed to P. C. Poag by deed of Alice Coleman, recorded in the R. M. C. Office for Greenville County in Deed Book 39 at Page 276. This deed called for a front and rear line of 50 feet and a depth of 140 feet. The description contained herein is obtained from the City Block Book, but it is the intention of the mortgagor to convey by way of mortgage all of the rights, title and interest he may have under said deed of P. C. Poag, including all rights to new alleys.

The above described land is _____ the same conveyed to _____ by _____ 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 First National Bank of Greenville, S. C., as Trustee under Agreement with Doris B. Goller dated January 4, 1955, 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 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 Eight Thousand and no/100 (\$8,000.00) 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.