

The above described tract of land is the same conveyed to mortgagors by James L. Garrett by his deed dated June 13, 1955 and not yet recorded, to be recorded in the Greenville County R. M. C. Office.

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 and C. M. Todd, their Heirs and Assigns forever. And we do hereby bind ourselves &

our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said W. C. Cook and C. M. Todd, their

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

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than Two Thousand Five Hundred 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 their name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.