

BOOK 690 PAGE 313

Heights, Section No. 1, according to a plat thereof prepared by Piedmont Engineering Service, June, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book BB, at Page 133, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern edge of Lakecrest Drive, the joint front corner of Lots 30 and 31, and running thence along the eastern edge of Lakecrest Drive, N. 1-35 E. 120 feet to an iron pin, the joint front corner of Lots 31 and 32; thence along the joint line of said lots, S. 88-25 E. 287 feet to a point on the edge of Stone Lake; thence along the edge of Stone Lake, following the traverse line thereof, S. 13-28 E. 109.1 feet to a point on the edge of Stone Lake, the joint rear corner of Lots 30 and 31; thence along the joint line of said lots, S. 88-50 W. 315 feet to an iron pin on the eastern edge of Lakecrest Drive, the beginning corner; together with fourteen feet off of the southern side of Lot No. 32, which was conveyed to the mortgagor herein by J. E. Shaw, Jr. by deed recorded in the R. M. C. Office for Greenville County in Deed Book 520, Page 162; and less however, ten feet off of the southern side of Lot No. 31 which has heretofore been conveyed by the grantor to William H. Thames.

The above described property is part of the same conveyed to the mortgagors by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 506, Page 50, Deed Book 511, Page 242, Deed Book 472, Page 33 and Deed Book 520, Page 162.

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

Eunice A. Baswell, her

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

And we, the said mortgagor^s, agree to insure the house and buildings on said land for not less than Three Thousand and No/100- - - - - 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 we 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 we the said mortgagor^s, 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.