

Lot 48 was conveyed to the mortgagor by deed of Ira A. Giles and Fred H. Carr recorded in the RMC Office for Greenville County in Deed Book 383 at page 247.

This is the identical property conveyed to the mortgagor by deed of Gary V. Jones and Catherine Wilson to be recorded. A portion of the mortgage funds have been used to complete the purchase of lot 49.

The execution of the note and this mortgage by the undersigned Trustees was authorized and directed by a Resolution duly adopted by the Springdale Baptist Church on 6 February 1957.

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 **The First National Bank of Greenville, S. C. as Trustee for Legal Common Trust Fund, its successors**

~~He/It~~ and Assigns forever.

And ~~does it~~ hereby bind **itself, its successors** ~~He/It~~ ^{and assigns} ~~He/It~~ ~~Executors and Administrators~~ to warrant and forever defend all and singular the said premises unto the said mortgagee, **its successors** ~~He/It~~ and Assigns, from and against ~~its successors~~ ~~He/It~~ ~~Executors and 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 land for not less than **TEN THOUSAND & NO/100 (\$10,000.00)** - - - - - 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 **it** 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 _____ 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.