

BEGINNING at an iron pin on the northeastern side of Industrial Drive on the property line of Sullivan Hardware and running thence with the northeastern side of Industrial Drive, N. 69-22 W. 160.7 feet to a pin; thence still with the northeastern side of Industrial Drive along a curve (data not shown on plat) to a pin; thence still with the northeastern side of Industrial Drive N. 37-10 W. 115.0 feet to a pin at the corner of property of Fred E. Reed and Associated; thence with that property N. 52-50 E. 250.0 feet to a pin on the C. & W. C. Railroad right of way; thence with the line of said right of way, S. 37-10 E. 250.0 feet to a pin at the line of Sullivan Hardware; thence with that property S. 52-45 W. 165.0 feet to the beginning corner. This property is subject to a 50 foot building setback line shown on said plat, which is a restrictive covenant.

The above two lots are subject to an easement for telephone line. See instrument recorded in Vol. 642 at page 457, in said R. M. C. Office.

This is a purchase money mortgage.

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 Walter W.

Goldsmith, Walter S. Griffin, and R. M. Caine, their

Heirs and Assigns forever.

And \_\_\_\_\_ do hereby bind \_\_\_\_\_ itself, its / ~~Heirs, Executors and Administrators~~ successors and assigns \_\_\_\_\_ to warrant and forever defend all and singular the said premises unto the said mortgagee, their \_\_\_\_\_ Heirs and Assigns, from and against \_\_\_\_\_ its Heirs, Executors, 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 an amount sufficient to secure this mortgage ~~of \$1000~~ 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 house 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.