

line; thence N. 53-15 W. 67 feet, more or less, to point, joint corner with Lot No. 10; thence, with line of Lot No. 10, N. 45-47 E. 183 feet, more or less, to point of beginning.

Lot No. 8: BEGINNING at a point on northeastern side of said unnamed Street, joint corner with Lot No. 7, and running thence along northeastern side of said unnamed Street, S. 44-13 E. 70 feet, more or less, to point in line of Haywood property; thence with said Haywood line, northeasterly, 6 feet, more or less, to angle point; thence N. 32-37 E. 94 feet along Haywood line to point; thence, continuing with Haywood line, N. 29-40 E. 89 feet to point, rear corner of Lot No. 2; thence with rear line of Lot No. 2, S. 53-08 W. 56.9 feet to point, joint rear corner of Lots Nos. 2 and 7; thence along line of Lot No. 7, S. 46-47 W. 123 feet, more or less, to the point of beginning.

The above described properties are parts of the property conveyed to me by M. F. Haywood by deed dated June 28, 1946, recorded in Vol. 295 at page 122 in the R. M. C. Office for Greenville County, S. C.

On said Lot No. 10, there is to be erected by me an eight-room frame residential building, with basement, at once, and it is intended that this mortgage shall cover same, and covers same.

On said Lot No. 11, I am placing a four-room residential building and am adding thereto a fifth room and bath, all frame, at once, and this mortgage is intended to cover, and is to cover, the same.

This is a first mortgage over the above described properties and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage is given to obtain funds with which to erect and construct the said 8-room residential building on said Lot No. 10, and to place said 4-room residential building on Lot No. 11 and add said one room and bath thereto; and said funds are to be used for said purposes and for no other purpose.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt and they shall bear interest at the same rate.

The said plat by J. Mac Richardson, recorded in Plat Book "W" at page 91 in the 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

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, me and my 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 Five Thousand and no/100 (\$5,000.00)-----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.