

BOOK 1043 PAGE 218

All that lot of land with the buildings and improvements thereon, situate on the Northwest side of Indian Springs Drive, near the City of Greenville, in Greenville County, S. C., shown as Lot No. 30 on plat of Section II of Lake Forest Heights, made by Piedmont Engineering Service, May 1957, recorded in the RMC Office for Greenville County, S. C. in Plat Book KK, Page 105, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Indian Springs Drive at joint front corner of Lots 29 and 30, and runs thence along the line of Lot 29, N. 31-09 W., 160.7 feet to an iron pin in the center of branch; thence up the branch following the center line thereof (the traverse line being S. 70-39 W. 139.7 feet) to a point in center of branch at joint rear corner of Lots 30 and 31; thence with the line of Lot 31, S. 36-20 E. 197.4 feet to an iron pin on the Northwest side of Indian Springs Drive; thence with the Northwest side of Indian Springs Drive, N. 55-14 E. 120 feet to the beginning corner.

This being the same property conveyed to E. J. McCarty by deed of T. A. McCarter, dated December 9, 1959, recorded in the RMC Office for Greenville County, S. C. in Deed Book 640, Page 318, and the same property conveyed to Arch Wallace, Jr. and Mamie F. Wallace by E. J. McCarty by deed dated July 18, 1960 and recorded in Deed Book 655, Page 162, RMC Office for Greenville County.

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
Page _____
for Greenville County, in Book _____

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

Lillian A. Peterson, 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, agree to insure the house and buildings on said land for not less than **Two Thousand and No/100 (\$2,000.00)** ----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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.