

All that certain piece, parcel or lot of land situate, lying and being in Ward Five of the City of Greenville, County and State aforesaid, on the northeast corner of Anderson Street and St. John Street, and having the following Metes and bounds, to wit:

Beginning at the southeast corner of Anderson Street and St. John Street, and running thence along Anderson Street, N. 11. W. 84. 5 feet; thence S. 79 E. 168 feet; thence N. 12 E. 84. 8 feet to St. John Street; thence along the line of St. John Street, N. 79 W. 170 feet to the beginning corner, and being the same lot conveyed to Samuel C. Calder by H. F. M<sup>r</sup> Sen on May 7, 1908, by deed recorded in the office of the Register of Deeds Conveyance for Greenville County in Volume 55, page 506.

I hereby agree that if I shall fail to pay any of said principal or interest notes when due, then the Mortgagee herein shall have the right to declare all of said principal notes due, at its option, and enforce collection of the whole debt with the interest to the time of collection.

To Have and To Hold all and singular the premises herein mentioned unto the said Security Life and Trust Company of Winston - Salem, N. C., its successors and assigns forever, and I said Samuel C. Calder hereby bind myself and my heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said Security Life and Trust Company of Winston - Salem, N. C. its successors and assigns against me and my heirs, and against every person, whomsoever, lawfully claiming or to claim the same or any part thereof.

Provided Always Nevertheless, and it is the true intent and meaning of the parties of these presents that if the said Samuel C. Calder does and shall duly and truly pay or cause to be paid unto the said Security Life and Trust Company of Winston - Salem, N. C., its successors or assigns, the said debts and sums of Money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said notes and the conditions therein written, when this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority.

And it is covenanted and agreed that at all times during the continuance of this Mortgage and until said Mortgage shall be fully paid or released, the Mortgagee will keep the buildings on said premises unceasingly insured against fire in such responsible insurance company or companies as shall be satisfactory to the Mortgagee, in the amount then secured by this Mortgage, with a Mortgage and subrogation clause satisfactory to the Mortgagee attached to said policy or policies of insurance;