

thence N. 6-30 E. 106.9 feet to an iron pin; thence S. 61°30 E. 36 feet to an iron pin, corner of lot of the said Nora E. Erwin; thence with her line, S. 25-40 W. 50 feet to the beginning corner. Being the identical parcel of land conveyed to Nora E. Erwin by deed of Lula Holcombe dated April 12, 1945, recorded in Deed Book 274 at page 204, R. M. C. office above. This lot is shown on the Greater Greenville Block Book as Lot no. 17-A, Block 6, at page 174.

Subject however to an easement for ingress and egress reserved by the grantor in deed of Pearl H. Brown to Nora E. Erwin, above referred to and recorded in Deed Book 255 at page 247.

The above described land is **Nora Erwin** the same conveyed to me by on the **23rd** day of **September** **1947** deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book **322** Page **37**

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

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their 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, their 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** 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 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.