

S. 53 W. 7 chains to a stone; thence along line of Duncan property, S. 35 1/2 E. 19.34 chains to a point in the center of the Air Port road in line of property of J. S. Griffith; thence along the center of said Air Port road and the line of the property of J. S. Griffith, S. 51 W. 18.41 chains to an iron pin; thence N. 41 1/2 W. 3.93 chains to a point in the center of the Air Port Road; thence along center of the Air Port road, S. 44 1/2 W. 3.31 chains to the beginning corner, being all of the same tract of land conveyed to J. S. Watson by E. L. Green, et al, by deed dated January 5, 1932 and recorded in the R. M. C. Office for Greenville County in deed volume 160 at page 198, less however a triangular lot of land containing about one acre lying South of the Air Port road and North of the Griffith property, which was previously conveyed by J. S. Watson to Woodrow Watson by deed dated November 11, 1947 and recorded in the R. M. C. Office for Greenville County in volume 326, at page 379, and being the same tract of land conveyed to the mortgagor herein by the mortgagee by deed dated the ____ day of January, 1948, said deed not yet recorded.

This mortgage is given to secure the balance due on the purchase price of the above described property.

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

J. S. Watson, his

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his 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 _____ 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 _____ 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.