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N. 33-45 W. 61 feet to an iron pin; thence S. 16-15 W. 196 feet to the beginning corner.

The above described property is the identical property conveyed to Dora F. Woodruff by J. M. Steele by deed dated June 28, 1913, and recorded in the RHC Office for Greenville County, S. C., in Deeds Volume 18 at Page 451, and conveyed by the said Dora F. Woodruff to the mortgagor herein by deed to be recorded.

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 The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for Philip H. Gadsden, Jr., under the Will of William H. Inglesby, its successors and assigns. And I do hereby bind myself and my heirs, executors, administrators and assigns to warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank of Charleston, Greenville, S. C., as Trustee for Philip H. Gadsden, Jr., under the Will of William H. Inglesby, its successors and assigns, from and against myself and my heirs, executors, administrators and assigns, and against all persons whomsoever claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure and keep insured the houses and buildings on said lot in a sum not less than Four Thousand (\$4,000.00) Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, and the sum of Four Thousand (\$4,000.00) Dollars extended coverage insurance, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

And should the mortgagee by reason of any such insurance against loss by fire or insurance against loss from other hazards