

Friddle Fletcher by Calvin T. Fowler by deed dated December 16, 1950, recorded in Vol. 425 at page 246 in said R.M.C. office, and has located thereon a residential building and other improvements.

ALSO: All that other piece, parcel or lot of land in Gantt Township, said County and State, being known and designated as Lot Number Two Hundred Ten (210) of "Pine Forest", Conestee, as shown by a plat thereof made by Madison H. Woodward, Engr., recorded in Plat Book "T" at page 384 in said R. M. C. office, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot No. 209, and running thence along the line of said Lot No. 209, S. 89-31 E. 261 feet to an iron pin; thence N. 57-03 W. 111.3 feet to an iron pin at the rear corner of Lot No. 211; thence along the line of said Lot No. 211, N. 89-31 W. 166 feet to an iron pin on Lake Circle Street; thence with the line of said Lake Circle Street, S. 2-58 W. 56 feet to the point of beginning.

Subject to the restrictions as are set forth in deed to Violet Fletcher, Mortgagor herein, by R. C. Collins, Jr., dated Jan. 17, 1958, to be recorded in said R.M.C. office along with this Mortgage.

There is located on the above described property a residential building and other improvements.

This is a first Mortgage over the properties hereinabove described, and there are no other Mortgages, judgments, nor other liens or encumbrances over or against said properties prior to this Mortgage.

It is understood and agreed that the failure of the Mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due as to the above described properties or either of them, same shall constitute a default hereof, and the Mortgagees may, at their option, foreclose this Mortgage or pay said items and add the same so paid, to the principal amount of the debt and they shall bear interest at the same rate.

ALSO: all the following described personal property, owned by Violet Fletcher:

One (1) Bed Room Suite consisting of Dresser and Bedstead; blond color; One (1) small Bedstead, brown oak color; One (1) Sofa, green color; One (1) Chair, green; One (1) Coffee Table, blond; Two (2) End Tables, blond; One (1) Electric Cook Stove; One (1) Refrigerator; One (1) small Kitchen table, black and white; with Three (3) Kitchen Chairs, black and white.

All of which personal property was purchased by Violet Fletcher from R. C. Collins, Jr., with the above mentioned house and Lot No. 210.

All of which is fully paid for, no one else having any interest therein, and there being no mortgages, judgments nor other liens or encumbrances over same prior to this mortgage.

All of same in possession of Violet Fletcher in Conestee, Gantt Township, Greenville County, South Carolina.

And Mortgagors agree to insure said personal property in a sum not less than \$400.00 and are to and do assign same to mortgagees.

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 Oscar Hodges, Jr., and Sara S. Hodges, their

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 Oscar Hodges, Jr., and Sara S. Hodges, their

Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

comprehensive, fire and extended coverage, And the said mortgagor s agree to insure the house and buildings on said lot in a sum not less than Four Thousand and no/100 (\$4,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee s, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee s; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee s may cause the same to be insured in

Mortgagors' name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.