

BOOK 783 PAGE 549

PARCEL No. 2: All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of S. Florida Ave., near the City of Greenville, S. C., being shown as Lot No. 10 on the plat of the property of N. H. Harris, as recorded in the RMC Office for Greenville, S. C. in plat book E, page 208, said lot having frontage of 80 feet on the easterly side of S. Florida Avenue, a depth in parallel lines of 151.09 feet on the southerly side and 159.98 on the northerly side and being 80 feet across the rear.

PARCEL No. 3: All those pieces, parcels or lots of land lying and being on or the easterly side of Florida Avenue, near the City of Greenville, S. C., and being designated as Lot No. 1, Lot No. 6 and Lot No. 7 on the plat of Carl Court as recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 149, to which plat reference is hereby craved for a metes and bounds description.

PARCEL No. 4: All that certain piece, parcel or lot of land lying and being on the westerly side of Anderson Street in the City of Greenville, S. C., being the easterly portion of Lot 17 as shown on the plat of the property of E. M. & E. D. Hewell and Silas McBee recorded in the RMC Office for Greenville, County, S. C. in plat book C, page 62, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the northerly side of Anderson Street which pin is located 150 feet south of the southwesterly corner of the intersection of Anderson St. and Arlington Ave, and running thence N 71-09 W 117 feet to a point in the joint line of Lot 17 with property formerly owned by C. Q. West; thence S 30-20 W 76.1, more or less, to a point which is the center of the joint line of Lots 17 and 18; thence with the joint line of said lots S 71-09 E 109.45 feet to a point on the easterly side of Anderson Street; thence with the easterly side of Anderson St. N 33-17 E 77 feet to the point of beginning. This is the same property conveyed to the mortgagor by deed of Francis G. Ridgeway, being deed dated June 27, 1944, and recorded in Deed Book 265, page 57.

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 Peoples National Bank, Greenville, S. C., its

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, its successors 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 ~~Twenty~~ ^{82.4} ~~Thousand~~ ~~Five~~ ~~Hundred~~ and no/100 (\$20,000.00) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, 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.