

BEGINNING at the southeast corner of Colonial Avenue and City Street and running thence with the southern side of Colonial Avenue, S 79-21 E, 70 feet to a stake; thence in a southeasterly direction parallel with City Street, 110 feet, more or less, to a stake; thence N 79-21 W, 70 feet to a stake on the eastern side of City Street; thence with the eastern side of City Street in a northerly direction 110 feet, more or less, to the beginning corner.

ALSO: ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as a part of RIVERSIDE, being a portion of Lots 2 and 3 of Block DD as shown on a Plat of RIVERSIDE, recorded in the RMC Office for Greenville County in Plat Book A, at Page 323, and having, according to a more recent survey by C. C. Jones, the following metes and bounds:

BEGINNING at a point on a wall on the southerly side of Colonial Avenue, said point is the joint front corner of Lots 3 and 4, and running thence along the joint line of said Lots, S 10-39 W, 110 feet to an iron pin; thence N 79-21 W, 68.1 feet to an iron pin; thence with a new line through Lot 2, N 14-55 E, 110.5 feet to an iron pin on the southerly side of Colonial Avenue; thence along the southerly side of Colonial Avenue, S 79-21 E, 60 feet to an iron pin, the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 4, Block DD, on a Plat of RIVERSIDE, according to a Plat thereof recorded in the RMC Office for Greenville County in Plat Book K, at Pages 281-284.

ALSO: All my right, title and interest in and to the easement shown on the Plat referred to above.

This is the same property conveyed to the Mortgagor herein by deed of Judson O. Jones and Robert G. Jones, Individually and as Executor, dated June 28, 1982, to be recorded simultaneously herewith.

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), 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, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee(s), and that in the event he (they) 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(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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 the said mortgagor(s), 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.

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