

This property is subject to existing easements and restrictive covenants.

As part of the consideration for this deed grantees assume and agree to pay that certain mortgage from grantor to The Prudential Insurance Company of America, in the original principal sum of \$15,200.00, dated June 1, 1955, recorded in the Office of the R.M.C. for Greenville County in R.E.M. Book 640, Page 253; on which there is a balance due of \$15,089.34.

As part of the consideration of this conveyance, grantees hereby agree that in the event that they, their heirs, assigns or successors in title allow the aforesaid mortgage to go into default or fail or refuse to pay any installment or payment due under said mortgage, then and in such event, grantor shall have the right of immediate possession of said premises and the then owner of the above-described premises shall forthwith upon request by grantor execute a good and sufficient re-conveyance to grantor of said premises, it being expressly understood and agreed that any payments made by grantees, their heirs, assigns or successors in title, either principal, interest or any other payment on account of said mortgage, shall be treated as rent and liquidated damages for failure to pay the aforesaid mortgage and grantor shall not be called upon or required to pay any amount to grantees, their heirs, assigns or successors in title for said re-conveyance.

~~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 mentioned unto the said Heirs and Assigns forever.~~

Grantor assigns to grantees all his right, title and interest in and to any escrow funds in connection with the foregoing mortgage.

The above described land is the same conveyed to me by JOHN R. ROCHE on the 15th day of October 1955 deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 537, page 51.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging to ^{or} in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said WILLIAM P. BRODERICK, his 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 WILLIAM P. BRODERICK, his

heirs and assigns against us and our heirs and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands and Seals this 27th day of March in the year of our Lord one thousand nine hundred and fifty-nine and in the one hundred and year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of

William G. Hamilton

Henrietta M. Smith

Jamie Gough (L. S.)

Susan K. Gough (L. S.)

_____ (L. S.)