

ices to a pin, thence N. 5.15 E, 35 feet to a pin, thence S. 81.25 W. 19.2 feet to a pin, thence with said unnamed street S. 7.30 E 125 feet to the beginning corner. And being the northern portion of lot No. 7 of a plat of "Crest Stone acres", said plat recorded in Plat Book E, pages 25-26 and being a portion of the lot conveyed to me by James J. & C. E. Stone May 15, 1920, deed recorded in Vol. 58, Page 250.

Being the same property conveyed to said grantor herein by deed from C. Nichols dated February 2, 1922 and recorded in D. B. 62 page 497 Clerk's Office Greenville County, S. C.

Together with all and singular the rights, tenures, Hereditaments, and appurtenances to the said Premises belonging, or in any wise incident or appertaining:

To have and to hold all and singular the Premises before mentioned, unto the said State-Planter Bank and Trust Company, its successors and assigns forever.

And said Mortgagor does hereby bind, himself and his heirs, executors, and administrators, to warrant and forever defend all and singular the said Premises unto the said State-Planter Bank and Trust Company, its successors and assigns against himself and his heirs, and against every person, whomsoever lawfully claiming, or to claim, the same or any part thereof.

Provided always nevertheless, and it is the true intent and meaning of the parties to these presents that if the said Mortgagor does, and shall well and truly pay or cause to be paid unto the said State-Planter Bank and Trust Company, its successors or assigns the said debts and sums of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said notes and the conditions therein written; then this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority.

And it is covenanted that the buildings upon the premises within described shall be insured by the mortgagor and kept insured in such amounts as may be required by the mortgage, until the indebtedness hereby secured is fully paid; and that all taxes or charges and any public rates or assessments on the above described property, and every part thereof shall be promptly paid when due and before they become delinquent, and upon failure by the mortgagor to insure and keep insured said buildings or to pay the said taxes, the mortgagee shall have the right to insure the said buildings and pay the premiums therefor, and also to pay any taxes that are due or that may become due upon said premises and any sums paid for insurance premiums or for taxes on the mortgaged premises, shall stand secured by this mortgage and bear interest from the date of payment until repaid at the rate of eight per cent. per annum. And