

according to the terms of the said note, and also in consideration of the further sum of three dollars, to the said mortgagor, in hand well and truly paid by the said Alester G. Furman, at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell, and release unto the said Alester G. Furman:—

All that piece, parcel or lot of land situate, lying and being on the northwest side of South Main Street, in the City of Greenville, State aforesaid, being known and designated as Lot No. 4 of the Thos. M. Walker Company, according to plat made by Jacobs-Fitzpatrick Co., and recorded in Plat Book E-146, and more particularly described as follows:

Beginning at an iron pin on the northwest side of South Main Street, 75.1 feet from the northwest corner of the intersection of Hammond and South Main Streets, joint corner of Lots Nos. 3 and 4, and running thence N. 36-47 W. 90 feet to an iron pin; thence S 43-46 W. 25 feet to iron pin; thence S 36-47 E. 90 feet to iron pin on said South Main Street; thence along said South Main Street, 25 feet to the beginning corner, and being one of the lots conveyed to the mortgagor by J. Edwin Belser, Trustee, by deed dated January 4, 1922, and recorded in Volume 61, page 327, P. M. C. Office for Greenville County.

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 Alester G. Furman, his heirs and assigns. And the mortgagor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said Alester G. Furman, his heirs and assigns, from and against the mortgagor, its successors and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure, and keep insured the buildings on said land in a sum not less than eight thousand (\$8000.00) dollars, in a company or companies satisfactory to the mortgagee, (which term as hereinafter used, shall be understood as referring to the said Alester G. Furman and his assigns), and to assign and deliver to the mortgagee the policies of insurance on said buildings, and to assign any other insurance taken out on said buildings. And, in the event that the mortgagor shall at any time fail to comply with this provision then the mortgagee may cause the same to be insured in his name and reimburse himself for the premium