

THE STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, I the said J. C. Southerlin, in and by my certain Bond or Obligation bearing date the 10th. day of June, 1940, stand firmly held and bound unto Ernest W. Bridwell in the penal sum of ONE THOUSAND SIX HUNDRED FIFTY-NINE AND 59/100 (\$1,659.00) DOLLARS conditioned for the payment of the full and just sum of ONE THOUSAND SIX HUNDRED FIFTY-NINE AND No/100 (\$1,659.00) DOLLARS as in and by the said Bond and Condition thereof, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, that I, the said J. C. Southerlin, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Ernest W. Bridwell, according to the conditions of the said Bond; and also in consideration of the further sum of THREE DOLLARS, to me the said J. C. Southerlin in hand well and truly paid by the said Ernest W. Bridwell at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents DO GRANT, bargain, sell and release unto the said Ernest W. Bridwell, his heirs and assigns all my one-half undivided interest in and to all that certain piece, parcel or lot of land in the State and County aforesaid, in Greenville Township, near the City of Greenville, on the Southern side of Summitt Street, being a portion of Lots Nos. 83, 84, 85 and 86 as shown on plat of "Morgan Hill Addition" recorded in the R. M. C. Office for Greenville County in Plat Book "A" at page 70 and having the following metes and bounds, as shown on said plat:

BEGINNING at a stake on the Southern side of Summitt Street 171 feet 10 $\frac{1}{2}$ inches East from Parker Street; and running thence with the Southern side of Summitt Street N. 83 $\frac{3}{4}$ E. 103 feet 1 $\frac{1}{2}$ inches to an iron pin; thence S. 13 W. 160 feet to an iron pin; thence S. 83 $\frac{3}{4}$ W. 77 feet 3 inches to a stake; thence in a Northerly direction 156 feet to the beginning corner; being the same property conveyed to R. A. Southerlin by R. E. Benson and George W. Johnson by deed dated December 10, 1934, recorded in the R. M. C. Office for Greenville County in Deed Book 106 at page 39, and being the same property devised to the mortgagor and his brother, S. W. Southerlin by the will of R. A. Southerlin, deceased.

It is understood that this mortgage is junior in lien to a mortgage executed by the mortgagor and his brother, S. W. Southerlin to Fidelity Federal Savings & Loan Association, dated September 20, 1938, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 276, at page 42.

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 Ernest W. Bridwell, his Heirs and Assigns forever.

And I do hereby bind my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Ernest W. Bridwell, his Heirs and Assigns, from and against myself, my Heirs, Executors, Administrators and Assigns, and against any other person lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor _____ Heirs, Executors or Administrators, shall and will forthwith insure the House and Buildings on said lot and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said _____ Executors, Administrators, or Assigns, and in case he or they shall at any time neglect or fail so to do then the said Mortgagee _____ Executors, Administrators or Assigns, may cause the same to be insured in their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I, the said J. C. Southerlin, do and shall well and truly pay or cause to be paid unto the said Ernest W. Bridwell 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 Bond and Condition thereunder written, and all sums of money provided to be paid by the Mortgagor, his Heirs, Executors, Administrators or Assigns, under the covenants of this Mortgage, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue, AND IT IS AGREED, by and between the said parties, that I, the said J. C. Southerlin, shall hold and enjoy the said Premises until default of payment shall be made.

And it is further agreed and covenanted by and between the said parties, that until the debt hereby secured be paid the said Mortgagor his Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable and in case I fail to do so, the said Mortgagee, his Executors, Administrators, or Assigns