

feet to an iron pin at the joint front corner of Lots Nos. 2 and 3; thence along the front line of Lot No. 2 S. 0-51 W. 27.75 feet to the point of beginning.

It is the intention of the mortgagor herein to hereby convey by way of mortgage all property owned by the mortgagor at the intersection of Cleveland Street and University Ridge, which property is located North of the Northern line of property heretofore conveyed by Caine to Pickell.

It is the further intention of the mortgagor to hereby convey by way of mortgage all easements, rights-of-way and rights of ingress and egress over property adjoining the above described tract and which have been heretofore reserved by the mortgagor at the time he conveyed adjoining properties and reference is hereby made to the deeds by Caine to Pickell and Willimon above referred to, for a complete and accurate description of said easements, rights of way and rights of ingress and egress.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

The First National Bank of Greenville, South Carolina, as Guardian for Effie Lloyd Allen, its successors Heirs and Assigns forever.

And I do hereby bind myself \_\_\_\_\_, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than thirty-six thousand no/100 \_\_\_\_\_ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I 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 to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his 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 I the said mortgagor, 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.

*In witness whereof, we do hereby assign, transfer and set over to the First National Bank of Greenville, S.C., as Trustee of the Estate of H.C. ... this 20th day of June, 1950.*  
*Witness: Mary Furrow, Martha Miller, The First National Bank of Greenville, S.C., as Secy for Effie Lloyd Allen (Beattie)*