

said Old Rutherford Road, N. 18-25 E. 79.3 feet to an iron pin on the north side of Cason Avenue; thence along the north side of said Cason Avenue, N. 51-15 E. 200 feet to an iron pin; thence crossing said Cason Avenue, S. 80 1/2 E. 47 feet, more or less, to the corner of the lot conveyed to Douglas M. Etheredge; thence along the line of property now or formerly of Etheredge, S. 34 1/2 W. 275 feet, more or less, to the corner of said lot in the center of Pine Street; thence along the center of said Pine Street, N. 81-25 W. 103.5 feet, more or less, to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by deed of Harry C. Clinkscales dated February 19, 1946, recorded in the R.M.C. Office for Greenville County in Deed Book 287, Page 275.

The lien of this mortgage as to the tract of land first hereinabove described, is junior to the mortgage heretofore executed by the mortgagors to D. B. Leatherwood for \$1350 recorded in Volume 373, Page 181, upon which there is a balance due of eight hundred and fifty dollars.

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

D. B. Leatherwood, 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 mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than 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 we 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 we 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.