

ALSO, all that tract or lot of land in Gantt Township, Greenville County, State of South Carolina, lying and being situate on the Northern side of Prancer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot # 265, Pleasant Valley, according to plat of said sub-division prepared by Dalton & News in April, 1946, including additions to said Plat through November, 1948, as recorded in the R.M.C. Office, Greenville, South Carolina, in Plat Book "P", at Page 57, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Prancer Avenue at joint front corner of Lots # 264 and # 265, said pin being 240 feet Southwest of iron pin at common corner of Lots # 260 and # 261 on the Northern side of Prancer Avenue at junction of Prancer Avenue with Phoenix Avenue and Long Hill Street; thence N. 0-08 W. 160 feet to an iron pin at joint rear corner of Lots # 264 and # 265; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of Lots # 265 and # 266; thence S. 0-08 E. 160 feet to an iron pin at joint front corner of Lots # 265 and # 266 on the Northern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to iron pin at joint front corner of Lots # 264 and # 265, the point of beginning;

The above-described property is subject to restrictions recorded in the R.M.C. Office; Greenville, South Carolina, in Deed Volume 301, at Page 60.

The above described land is part of the same conveyed to me by The Robert I. Woodside Company on the 16th day of May 19 49, deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 381, Page 350

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 Mary G. Traxler, her

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, her 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 - - - Six Thousand and No/100 (\$6,000.00) - - - - - 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.