

Also all that certain piece, parcel or lot of land in Ward 4, city of Greenville, corner of Broad and Falls Street, and being known and designated as lots 1, 2, 3 and 4, property formerly belonging to Alice E. Goddard, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast corner of Broad and Falls Street; thence with Broad Street S. 69-45 E. 50 feet to an iron pin; thence S. 20-15 W. 93.2 feet to an iron pin; thence N. 69-45 W. 50 feet to an iron pin on Falls Street; thence with Falls Street N. 20-15 E. 93.2 feet to the beginning corner, this being the same lot of land conveyed to mortgagor by Lydia E. Biggs by deed recorded in Vol. 313 page 126.

For plat of the 60.79 acres described above, see plat recorded in the R. M. C. Office for Greenville County in plat book "P" page 101.

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 South Carolina National Bank, of Greenville, S. C., as trustee under agreement with Richard W. Arrington dated March 23, 1945, 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-one Thousand (\$31,000.00)** - - - Dollars, in a (see note) company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire with extended coverage 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.

Note: Insurance total -	\$31,000
Store building - city	7,000
House in country	4,000
New House in country	20,000