

Emory Street and which point is 125 feet easterly from Pine Street; thence N. 72 E. 50 feet along northern side of Emory Street to point, joint corner with other property of E. E. Watson; thence along western line of said last mentioned property of E. E. Watson, One Hundred Sixty (160) feet, more or less, to the point of beginning.

The above described property is a part of Lot Number One (No. 1) of the B. M. McGee Trust Estate property, on plat recorded in Plat Book "M" at page 51 in R. M. C. office, and which Lot No. 1 contained about 1.94 acres, more or less, was conveyed to me by W. M. Shelton by deed of June 30, 1945, recorded in Vol. 277, page 228.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagee or to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may at its option, foreclose this mortgage or pay said items and add the same so paid to the principal amount of the debt, and they shall bear interest at the same rate.

This mortgage is executed and intended to be executed in accordance with and in compliance with the Statutory Laws of the State of South Carolina.

The above described property has located thereon a six-room frame residence building.

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 **Calvin Company,**

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 **Calvin Company,**

Heirs and Assigns, from and against **myself and my**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.