

County in Deed Book 209, at page 170; said lot of land having a frontage of seventy-five (75) feet on a 16-foot alley, and running back in parallel lines one hundred fifty-one (151) feet, and being known as Lot No. 1.

This mortgage is given to secure the unpaid balance of purchase price for the above described property.

The lot first described above is shown and designated on the Greenville County Block Book as Lot No. 12, Block 4, Page 171 and the lot second described above is shown on the Greenville County Block Book as Lot No. 13, Block 4, Page 17.

*For value received I do hereby assign, transfer and set over to Eunice A. Baswell the within mortgage and the note which it secured with recourse, this 9th day of November, 1951.*

Witness:

*James R. Mann  
Eula A. Batson*

*Assignment Filed + Recorded  
by  
Nov. 51  
O. W. Larnworth*

*W. O. Groce*

*12:37 P. 257  
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The above described land is the same conveyed to by  
Emil V. Wilson Co., a corporation, by W. O. Groce the 3rd day of  
May 19 51 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 W. O. Groce, his

Heirs and Assigns forever.  
Emil V. Wilson Co. does  
And / ~~do~~ hereby bind itself, its/ ~~Heirs, Executors and Administrators~~ Successors and Assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against itself, ~~its Successors, Heirs, Executors and Administrators~~ its Successors and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And , 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 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 the said mortgagor, ~~do~~ <sup>does</sup> 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.