

all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on a 30-foot road near the City of Greenville, known and designated as Tracts Nos. 4 and 5, as shown on plat made by Dalton & Neves, Engineers, In October 1932, recorded in the R. M. C. Office for Greenville County in Plat Book "H" at Pages 212 and 213, and when described together, have, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a 30-foot road, corner of Tract No. 3, and running thence S. 16 E. 324 feet to an iron pin; thence S. 47-10 E. 138 feet to an iron pin; thence N. 29-51 E. 171.2 feet to an iron pin; thence N. 40-45 E. 97 feet to an iron pin; thence N. 53-43 E. 393 feet to an iron pin; thence N. 40-58 E. 257.6 feet to an iron pin; thence N. 45-24 E. 585 feet to an iron pin, corner of property now or formerly owned by W. G. Peterkin; thence with the line of the Peterkin property, N. 53-38 W. 462.3 feet to an iron pin in center of said 30-foot road; thence with the center of said road, S. 32-05 W. 416 feet; thence continuing with said road, S. 35-30 W. 205 feet; thence continuing with said road S. 37-35 W. 100 feet to an iron pin in bend of said road; thence continuing with said road, S. 46-45 W. 346 feet to the beginning corner. Tract No. 4 containing 8.80 acres and Tract No. 5 containing 3.45 acres.

thence continuing with said road, S. 67-35 W. 236 to an iron pin  
Being identically the same property conveyed to mortgagors by J. F. Hendrix by deed dated October 18, 1948, recorded in Deed Book 403, Page 262.

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 The First National Bank of Greenville, S. C., as Trustee under Agreement dated June 7, 1948, with Dorothy Grogan McBee, its successors and assigns.

~~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, its successors, 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 do hereby bind ourselves, our 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 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 Face amount of this mortgage Dollars, in a 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 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.