

of Lot No. 7, Block C on plat of Chapin Springs Land Company, recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41 having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pearl Avenue, joint front corner of Lots Nos. 6 and 7, which iron pin is situated 128 feet east of the intersection of Pearl Avenue and Houston Street and running thence along the line of Lots Nos. 6 and 3, N. 3-10 W. 145 feet to an iron pin joint rear corner of Lots Nos. 3 and 7; thence along the line of Lot No. 2, S. 87-50 E. 25.15 feet to a point in the center of the rear of Lot No. 7; thence through the center of Lot No. 7, S. 3-10 E. 140 feet to an iron pin on the northern side of Pearl Avenue; thence with said avenue, S. 80-39 W 25.15 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 312 at Page 35.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ 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

**The Peoples National Bank, its successors**

~~And~~ 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 **One Thousand, Six Hundred Fifty and No/100** Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and 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.