

BEGINNING at a pin on the West side of Highway No. 25, at Southern corner of David Lot No. 23; and running thence with the right of way of Highway No. 25, S. 4.09 E. 133.1 feet to North side of Ellendale Avenue; thence with the Northern side of Ellendale Avenue, S. 82-21 W. 66.7 feet to center line of Old Paris Mountain Road; thence with the center line of said Old Paris Mountain Road, N. 3-50 E. 138.6 feet to an iron pin in line of Pink Davis Lot No. 23; thence with line of said property, N. 85-15 E. 47.2 feet to the beginning.

It is the intent to convey in the last described tract all of the land lying on the West side of the New Buncombe Road, North of Ellendale Avenue and East of the Eastern line of Lot No. 24, South of the Northern line of Lot No. 24 as described above. This lot is shown on Plat recorded in Plat Book J, page 25, R.M.C. Office for Greenville County, and is the same conveyed to me by A. G. New by Deed recorded in Deed Book 275, page 335, R.M.C. Office for Greenville County, S. C.

The above property is shown as Lots Nos. 4 and 5 in Block 5 on Sheet 168 of the County Block Book

For authority of the Trustee to execute this Mortgage and the accompanying Note, see Judgment Roll #E 11779, Clerk of Court's Office for Greenville County, S. C., and Trust Instrument in Deed Book 279, page 39, R.M.C. Office for Greenville County, S. C.

I, M. G. Batson, consent to the execution of the within Mortgage and the Note accompanying it.

WITNESS:

*[Handwritten signatures of witnesses]*

M. G. Batson

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 Franklin National Life Insurance Company, its Successors

~~Here~~ 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 ~~Here~~ 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 Fifteen Thousand 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, 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.