

The above described land is a part of the same conveyed to me by  
 G. L. Austin and Marie O. Austin on the 23rd day of  
 March, 19 51, deed recorded in the Office of The Register of Mesne Conveyances  
 for Greenville County, in Book 431 Page 277 .

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 **First National Bank,**  
**Greenville, South Carolina, as Guardian for Annice Teresa Crosby and Samuel Earle Crosby,**  
its successors  
~~me~~ and Assigns forever.

And I do hereby bind myself and , my Heirs, Executors and Administrators to warrant  
 and forever defend all and singular the said premises unto the said mortgagee, **its successors** ~~me~~  
 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  
**Three 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 pre-  
 mium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insur-  
 ance 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 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.