

continuing, S. 49-0 E. 254 feet to an iron pin on the northwestern edge of said County Road leading southwesterly from the Laurens Road past the Mauldin Baptist Church; thence along the northwestern edge of said County Road, N. 44-10 E. 207 feet to the point of beginning.

This is a part of the same property conveyed to me by M. P. Knox by deed dated March 23, 1950, recorded in Vol. 405 at page 272 in said R. M. C. office for Greenville County, on March 24, 1950.

There is located on the above described property a residential building and other improvements.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

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 **William G. Sirrine,**
his Heirs 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 **William G. Sirrine, his**

Heirs and Assigns, from and against **myself and my**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.