

having the following metes and bounds, to-wit:

BEGINNING at a point on line of W. B. Johnson land, and running thence N. 28½ W. 3.50 to an iron pin; thence N. 23½ E. 3.20 to an iron pin; thence S. 28½ E. 3.54 to an iron pin on the W.B. Johnson line; thence S. 23½ W. 3.28 to the beginning corner; and containing One (1) acre, more or less.

This is the same property conveyed to me by Agnes S. Tripp by deed dated March 6, 1946, recorded in Vol. 290, page 46 in the R. M. C. office for Greenville County.

On the above described tract of One (1) acre, more or less, there is located a six-room residential buildings 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 mortgagee or 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. This also applies to the following described personal property.

ALSO: THE FOLLOWING DESCRIBED PERSONAL PROPERTY, TO-WIT:

One (1) mahogany Bed-room Suite, consisting of bedstead, dresser, chest of drawers, night table and bench;

One (1) mahogany Dining-room Suite, consisting of Dining table, six chairs, china cabinet and buffette;

One (1) Frigidaire Refrigerator; and,

One (1) Frigidaire Electric Stove.

All of which personal property is in my possession in said building in Saluda Township, said County and State and all paid for in full; in which no one else has any interest whatsoever; and all of which is free and clear of all liens and encumbrances.

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 **G. W. Bridwell, 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 **G. W. Bridwell, 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.