

ALSO:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot Number Six (No. 6) of Unit One (1) of Pinecrest Farms, shown by a plat thereof made by W. J. Riddle, and recorded in the R. M. C. office for Greenville County, S. C., in Plat Book "J" at page 47. Said property fronts 104.5 feet on Lucille Avenue and 209 feet on Pinecrest Drive and is the same property conveyed to Leonard Boiter, Mortgager herein, by J. Milton Mahaffey by deed dated October 4th, 1943, recorded in Vol.257 at page 98 in said R. M. C. office.

There is located on the above described property a four-room frame residential building, with bath, and other improvements.

ALSO:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot Number Seven (No. 7), Plat #1 in Subdivision known as Pine Crest Farms as per plat made by W. J. Riddle, Jan. 25, 1939, recorded in R.M.C.office for Greenville County in Plat Book "J", page 47 to which reference is hereby made for a more and complete description.

Said lot is more particularly described as follows: BEGINNING at a stake on the west side of Lucille Avenue, joint corner of Lots Nos. 6 and 7, which stake is 104.5 feet from the intersection of Pine Crest Drive and Lucille Avenue, and running thence with Lucille Avenue, S.0-38 E. 104.5 feet to a stake; thence N. 86-35 W. 209 feet to a stake, joint rear corner of Lots Nos. 7 and 8; thence N. 0-38 W. 104.5 feet to a stake; thence S. 86-35 E. 209feet to the beginning corner.

The above described property is the same conveyed to Leonard Boiter, Mortgager herein, by Lena Mitchell and others by deed dated Nov.9,1946, recorded in Vol.302 at page 177 in R. M. C. office for said County.

This is a first mortgage over the above described properties, 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 mortgagors 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.

It is understood and agreed that, in the event of a sale of either of said properties by Mortgagors, the Mortgagee is to release from the lien of this mortgage the property so sold by Mortgagors upon the payment by Mortgagors to Mortgagee of the sum of not less than Four Thousand (\$4,000.00) Dollars.

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 W. A. Smith, his Heirs and Assigns forever. And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said W. A. Smith, his

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

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than Eight Thousand (\$8,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagors' name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.