

thence along said branch N. 32-40 E. 133.3 feet to iron pin; thence along new line S. 74-35 E. 1001.3 feet to iron pin in center of New Anderson Road; thence down said Road S. 47-20 E. 95.9 feet; thence S. 31-13 W. 177.5 feet; thence S. 62-20 W. 117.5 feet; thence S. 80-09 W. 549 feet; thence S. 37-17 W. 127.4 feet to the beginning point, and containing 10.7 acres, LESS, however, that certain tract conveyed by Henry Theodore to Greenville Concrete Company by deed recorded in Book 8 of 309, page 239.

The property conveyed by this mortgage is identically the same conveyed to mortgagors by mortgaged this by deed to be recorded, and this mortgage is given to secure a portion of the purchase price of said premises.

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

Henry Theodore, and

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

And we, the said mortgagor, agree to insure the house and buildings on said premises for not less than Face amount of this mortgage 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 we 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 't is the true intent and meaning of the parties to these presents, that if we 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.