

BEGINNING at an iron pin on the Northern side of Cox Street, joint front corner of Lots Nos. 9 and 10, and running thence along the joint line of said lots, N. 2-00 E. 200 feet to a point in a branch; thence along said branch following the meanders thereof as the line 161 feet, more or less, to a point in the rear line of Lot No. 7; thence a new line through Lot No. 7 and along the line of property now or formerly belonging to Thomas J. Lanier, S. 2-00 W. 250 feet, more or less, to an iron pin on the North side of Cox Street; thence along the North side of Cox Street, N. 73 W. 161 feet to the beginning corner.

The above described property is a part of the same conveyed to me by Deeds recorded in the R.M.C. Office for Greenville County in Deed Book 256, page 357, Deed Book 259, page 182 and Deed Book 248, page 305.

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 Franklin National Life Insurance Company, its Successors

~~XXXX~~ 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 mortgagee, its Successors ~~XXXX~~ 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 Four 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 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 it is the true intent and meaning of the parties to these presents, that if I 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.