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iron pin in line of Lot No. 1; thence with the line common to Lots Nos. 1 and 2 S. 21-05 W. 30 feet to an iron pin in line of Lot No. 3; thence with the joint line of Lots Nos. 2 and 3 N. 55-55 W. 60 feet to an iron pin on Laurens Street; thence with the eastern side of Laurens Street N, 21-05 E. 30 feet to the point of beginning.

The mortgagor's interest in the above property was conveyed to him in three separate deeds recorded in the R. M. C. Office for Greenville County in Deed Book 266, at Page 102, Deed Book 287, at Page 350 and Deed Book 414, at Page 403.

The \$40,000.00 insurance hereinafter provided for is the insurance covering both the interest of the mortgagor and the mortgagee estate herein but in the event of loss covered by the policies only one-half of the amount realized thereon shall be applied as a credit against this mortgage.

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

Violet H. Smith, as Administratrix of the Estate of Ennis Smith, her successors

~~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 mortgagee, her successors ~~Heirs~~ 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 Forty 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.