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corner of property of Francis Asbury M.E. Church; thence with the line of said lot, N. 35-34 W. 196.7 feet to the beginning corner.

The above description is taken from an unrecorded Plat made by C. C. Jones in October 1951.

#2: BEGINNING at a stake on the Northeastern side of Pecan Terrace 115 feet Southeast from Perrin Street, at corner of property of J. W. Spain, and running thence with the line of said lot, N. 54-45 E. 149.5 feet to a stake; thence S. 37-15 E. 1262 feet to a stake; thence S. 21 W. 303.5 feet to a stake; thence S. 72-15 W. 292 feet, more or less, to a stake on Keith Drive; thence with the Northeastern side of Keith Drive, N. 35-45 W. crossing Clay Street 350 feet, more or less, to stake at the corner of property of S. I. Gallemore; thence with the line of said property, N. 54-15 E. 150 feet to a stake; thence with the line of said property, N. 35-45 W. 90 feet to a stake; thence continuing with the line of said property, S. 54-45 W. 150 feet to a stake on Keith Drive; thence with the Northern side of said Drive, N. 35-45 W. 145 feet to a stake at the corner of Lot No. 46; thence with the line of said lot, N. 54-15 E. 150 feet to a stake; thence with the rear lines of Lots Nos. 46, 45, 44, 43, 42, 41, 40, 39 and 38, N. 35-45 W. 675 feet to a stake in line of Lot No. 2; thence with the line of said lot, N. 54-45 E. 18.3 feet to a stake; thence continuing with the line of Lot No. 2, N. 37-15 W. 69.6 feet to a stake at the corner of property of Francis Asbury M.E. Church Parsonage lot; thence with the line of said lot crossing Pecan Terrace N. 53-00 E. 191.6 feet to the beginning corner.

The above description is taken from a Plat of property of E. B. Smith made by Pickell & Pickell on January 15, 1945, recorded in Plat Book S, page 23, R.M.C. Office for Greenville County, and includes Lot No. 47, the major portion of Lots Nos. 48 and 50, the rear portions of Lots Nos. 3, 4, 5 and 6, and the remainder of the property shown on said Plat on both sides of Pecan Terrace and Clay Street not subdivided into lots, and also includes the proposed streets known as Pecan Terrace and Clay Street.

It is the intention of the parties that this Mortgage shall include all of the property conveyed to the Mortgagor by Deed recorded in Deed Book 184, page 180, R.M.C. Office for Greenville County; LESS such portions as have been heretofore conveyed by recorded Deeds.

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 CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors and Administrators, Successors or Assigns, to warrant and forever defend all and singular the said Premises unto the said CAROLINA LIFE INSURANCE COMPANY, its Successors and Assigns, from and against me and my Heirs, Executors, Administrators, Successors and Assigns and all other persons whomsoever, lawfully claiming, or to claim the same, or any part thereof.

AND the said mortgagor doth, as additional security, hereby assign, set over, and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.

AND IT IS AGREED, by and between the said parties, that the said Ed B. Smith, his Heirs, Executors, Administrators, Successors or Assigns shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, and in case that he or they shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor, his Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case he or they fail to do so, the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six (6%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I, the said Ed B. Smith, do and shall well and truly pay, or cause to be paid, unto the said CAROLINA LIFE INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid by the Mortgagor Heirs, Executors, Administrators, Successors or Assigns together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.