

lands of Grantor on the North and lands of George Arnold on the South, being triangular in shape, containing fifty-four one-hundredths of an acre as will more fully appear by reference to a Plat of George Arnold property, made by C. O. Riddle, Surveyor, February 25, 1953, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book _____ at Page _____, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Cooley Bridge Road, joint front corner of property of Grantor, and running thence with the common line of this property and property of Jack C. Vaughn, Grantor, S. 77-36, E 430 feet to an iron pin; thence S 87-02, W. 417.3 feet to an iron pin on the east side of Cooley Bridge Road; thence with the Cooley Bridge Road, N. 1-42, W. 113.9 feet to an iron pin, the point of beginning.

This being the identical tract of land conveyed unto the mortgagor herein by deed of H. G. McAlister by deed dated on even date with these premises and to be recorded herewith.

AND IT IS AGREED, That the mortgagor **Clarence C. MaGaha** is _____ to keep the building on said premises insured against loss by fire and winstorm in the sum of **Four Thousand and No/100 (\$4000.00)** Dollars in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as **his** interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of **six** per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee

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

H. G. McAlister, His Heirs and Assigns forever.

AND **I** do hereby bind **myself and my** Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said **H. G. McAlister, His**

Heirs and Assigns from and against **me** and **my** Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.