

BEING the same property conveyed to the mortgagor by deed of E. C. Salter dated November 5, 1942 and recorded in the R. M. C. Office for Greenville County in Deed Book 248 at page 351, less however, 4.93 acres conveyed by the mortgagor by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 517 at page 126, Deed Book 549 at page 511 and Deed Book 449 at page 521.

The above described land is the same conveyed to \_\_\_\_\_ by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, as recorded in the Office of Register of Deeds Conveyance for Greenville County, South Carolina.

TOGETHER with all and singular the rights, benefits, improvements 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

Calvin Co., its 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, its successors Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whatsoever, 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 Five 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 excellent 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, the said mortgagee may cause the same to be insured as above provided and be reimbursed by the mortgagee the amount of such insurance under this mortgage. Upon failure of the mortgagor to pay any interest, principal or any sum or sums payable hereunder at any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

It is further covenanted, warranted, agreed and intended between and among of the parties to these premises that if I, the said mortgagor, do not fully and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money above said, 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.