

South Carolina, situate, lying and being in the City of Greenville and on the South side of West Earle Street; the Eastern side of Robinson Street and the Northern side of West Stone Avenue and being a portion of the property shown on Map 5 recorded in the R. M. C. Office for Greenville County in Deed Book "WW", Page 604, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of the intersection of West Earle and Robinson Streets and running thence along Robinson Street S 5 1/2 W. 400 feet to an iron pin on the northeastern corner of the intersection of Robinson Street and West Stone Avenue; thence along the northern side of West Stone Avenue S. 84 1/2 E. 163.08 feet to an iron pin at the corner of property now or formerly belonging to B. B. Crisp; thence along Crisp line N. 5 1/2 E. 200 feet, more or less, to an iron pin; thence S. 84 1/2 E. 54.4 feet to an iron pin; thence N. 84 1/2 W. 200 feet, more or less, to an iron pin on the southern side of West Earle Street; thence along the southern side of West Earle Street 217.5 feet to the beginning corner.

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 The Peoples National Bank, its successors

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our ^{SUCCESSORS} ~~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 us, our ^{SUCCESSORS} ~~Heirs~~, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it, the said mortgagor, agree to insure the house and buildings on said land for not less than Forty Thousand (\$40,000.00) 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 we 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 we 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.