

ALSO: All that piece, parcel or lot of land adjoining the above and having the following metes and bounds, to-wit: BEGINNING at a point on the north side of Sunset Drive, 216 feet from the intersection of Sunset Drive and U. S. Highway No. 25 and running thence N. 5-40 E. 200 feet to F. M. Shockley line; thence with Shockley line N. 84-20 W. 406.3 feet; thence S. 6-54 W. 200.1 feet to the north side of Sunset Drive; thence along the north side of Sunset Drive S. 84-20 E. 410 feet to the point of beginning.

The above four tracts contain in the aggregate six acres, more or less, and are the same conveyed to Charles T. Merritt by J. F. Blackmon by his deed dated January 26, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 518, Page 131.

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 Eunice A.

Baswell, her

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 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 Ten Thousand and No/100 (\$10,000.00)----- 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.