corner of Lot 23; thence with the line of said lot N. 6-50 W. 159.6 feet to a stake; thence N. 83-10 E. 255 feet to a stake on the western side of Babb Avenue; thence with the western side of said avenue S. 6-50 E. 159.6 feet to the beginning corner.

The last described lot being the same conveyed to the Mortgagor, William T. Jordan by deed of Emma L. Flinkingshelt, as Trustee dated 18 April 1958 and to be recorded herewith.

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 Pelzer-Williamston Bank, its successors

~~Heirs~~ and Assigns forever.

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

And we , the said mortgagors , agree to insure the house and buildings on said land for not less than FOUR THOUSAND & NO/100 ($4000.00) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 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 s 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.