

iron pin; thence with the branch, the traverse of which is N. 45-45 W. 240 feet to an iron pin; thence continuing with the branch, the traverse of which is N. 60-30 W. 456 feet to an iron pin; thence still with branch, the traverse of which is N. 56-0 W. 620 feet to an iron pin; thence N. 53-0 W. 254 feet to an iron pin; thence N. 81-10 E. 585 feet to an iron pin; thence N. 19-20 W. 230 feet to an iron pin; thence N. 50-40 E. 340 feet to an iron pin; thence N. 31-30 W. 408.6 feet to an iron pin on a county road; thence with said county road N. 44-10 E. 334 feet to the point of beginning; LESS, HOWEVER, 1.25 acres according to Plat of property of Mrs. W. T. Sims by C. C. Jones, Engr., dated April 6, 1956, and recorded in the R. M. C. Office for Greenville County in Plat Book "JJ", at Page 179, reference to which is made for a more complete metes and bounds description. ALSO, all my right, title and interest in and to the private water line which is on said property.

The above is the same tract of land conveyed to the mortgagor by deed recorded in Deed Book 575, at Page 168, and by deed of Paul B. Costner, Sr. of even date and 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

Inez T. Erwin, 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 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.