

thence S. 30-45 W. 50 feet to an iron pin, joint rear corner of Lots Nos. 55 and 54; thence N. 59-15 W. 75 feet to an iron pin, a new pin; and running thence N. 30-45 E. 50 feet to an iron pin; thence along the joint line of Lots Nos. 55 and 56, S. 59-15 E. 75 feet to the beginning corner.

Together with the easement and right-of-way over and across the front portion of Lot No. 55 for the purpose of ingress and egress which is to run with the land. Said easement and right-of-way being a 10-foot strip along the boundary line of Lots Nos. 55 and 56 from Calhoun Avenue to the lot above described and being 10 feet in width and running back in parallel lines to a depth of 75 feet to the line of property heretofore described. Together with the right of the mortgagors, their heirs and assigns, to use the water from the well situated on the front part of Lot No. 55

The above described property is the same conveyed to us by deed dated May 20, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 598, Page 548.

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 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, her 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 Twenty Three Hundred and No/100 (\$2300.00)----- 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 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 mortgagors, 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.