

S.0-30 E., 54 feet to an iron pin; thence S. 89-45 E., 100 feet to an iron pin 3x; thence N. 0-30 W., 54 feet to an iron pin 3x on Perry's lot; thence with Perry's line, N. 89-45 W., 100 feet to the beginning.

Lot 4 eastern side of Augusta Street:

BEGINNING at a point on Augusta Street 114 feet from the corner of Elkin Street, being the joint corner of Lots 2 and 3, and running thence in an easterly direction along the line of Lot 3, 100 feet to the line of Lot 7; thence running in a northerly direction along the line of Lot 7, 6 inches; thence in a westerly direction in a straight line to the beginning corner; being a strip triangular in shape with no frontage on Augusta Street and a frontage of six inches in the rear.

ALSO: All my right, title and interest in and to the alley situate and lying immediately to the rear of the above described lot.

This mortgage is to secure the unpaid balance of the purchase price and is a purchase money mortgage.

The above described land is the same conveyed to by  
on the day of  
19      deed recorded in the office of Register of Mesne Conveyance  
for Greenville County, in Book      Page

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

Ellie R. Miller, 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 mortgagor, agree to insure the house and buildings on said land for not less than THIRTY-TWO THOUSAND AND NO/100 (\$32,000.00)-----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 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.