

BEGINNING at an iron pin on the northwest side of Thackston Street, joint corner with lot of Mortgagor and running along said Street S. 41-10 E. 10 feet to a point, joint corner with other lands of John B. Hughes; thence with joint line of other lands of John B. Hughes S. 48-50 W. 150 feet to a point on line of Charles T. Bell and Louise C. Bell; thence with the joint line of the Bell Lot N. 41-10 W. 10 feet to an iron pin, back joint corner with Lot of Mortgagor on the Bell line; thence with the back joint line of lot of the Mortgagor N. 48-50 E. 150 feet to an iron pin, being the point of beginning, and bounded by Thackston Street, other lands of John B. Hughes, Bell Lot and lot of Mortgagor.

This being the same property as conveyed to Mortgagor by Deed of John B. Hughes dated June 22nd, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 628, Page 45.

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

Farmers Bank of Simpsonville, its Successors

~~XXXX~~ 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** ~~XXXX~~ 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 _____ 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.