

BEGINNING at an iron pin on Greenacre Road at the joint corner of an easement heretofore granted (said easement consisting of 50 feet) and running along said easement N. 58-45 W. 184.3 feet to an iron pin; running thence S. 31-15 E. 224.6 feet to an iron pin; running thence in a Southerly direction to Greenacre Road 243 feet; thence along Greenacre Road, N. 31-51 East 72 feet, more or less, to an iron pin, the beginning corner.

It being the intention of the mortgagor to mortgage all that tract of land as shown on the County Block Book at 199.1-2-45 and it is the intention of the mortgagor by this instrument to include in this mortgage all the remaining property owned by her which was conveyed to her by Gilliam Flowers, Inc. on Jan. 3, 1930 as recorded in Deed Book 132, at page 131, RMC Office for Greenville County

The mortgagor hereby agrees that she will use so much of the money obtained by reason of this mortgage to put in a new furnace in the house located on said property and to put on a new roof and to do all other things necessary to put the house in a good, first-class condition.

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

E. L. Craigo, his

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his 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 Eight Thousand and No/100 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.