

point, iron pin; thence, continuing along the Owens line, S.5-15 W.200 feet to point, nail cap, in center of said Walker Springs Road, iron pin at edge of Road; thence N. 87 E. 74 feet along center of said Walker Springs Road to the point of beginning.

The above described property is a part of a tract of 3.69 acres of land conveyed to me by J. Ambrose Walker by deed dated May 7, 1951, recorded in Vol. 434 at page 96 in R.M.C. office for Greenville County, and is all that I now own of said property after conveyances made by me to Owens, et. al., and to Mauney, et al., recorded in said R.M.C. office.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage is executed by me to obtain funds with which to erect and construct on said property, a Five-room building and other improvements, and said funds are to be used for said purpose, & for no other purpose; and this mortgage is intended to cover, and does cover, all of said building and improvements; and this mortgage is a construction mortgage; said building to be a frame residential building.

It is understood and agreed that the failure of the mortgagor to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the amount so paid, to the principal indebtedness, and they shall bear interest at the same rate.

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 **John A. Park,** his 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 **John A. Park, his**

Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than **comprehensive, fire and extended coverage, Thirty Five Hundred (\$3500.00)** - - - - - Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

mortgagor's name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.