

and improvements thereon, being a small portion of Lot No. 13, of Block A of the Mountain View Land Company land, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book A, at pages 396 and 397 and being more fully described as follows according to plat of Property of Josephine E. Summer and Helen M. Gaynor prepared by Jones & Sutherland; Engineers, dated February 2, 1960 and recorded in the R. M. C. Office for Greenville County in Plat Book TT at page 165:

**BEGINNING** at an iron pin on the line of Lots Nos. 12 and 13 which pin is 1.5 feet from the sidewalk of Old Buncombe Road, and running thence along the joint line of Lots Nos. 12 and 13, S. 49-05 W. 164.3 feet to the joint rear corner of Lots Nos. 12 and 13 which iron pin is on a 10 foot alley; thence along the line of said alley and line of Lot No. 13, N. 38-52 W. 1.7 feet to an iron pin on line of Lot No. 13; thence on a new line through Lot No. 13, N. 49-18 E. 164.2 feet to an iron pin; thence S. 41-05 E. 1.0 feet to the point of beginning.

Lot 12 is the same property conveyed to the mortgagors by Madge C. Tucker by deed recorded in the R. M. C. Office for Greenville County in Deed Book 631 at page 616; and the portion of Lot No. 13 described herein is the same property conveyed to the mortgagors by Lee McDonald and Lula McDonald by deed recorded in said office in Deed Book 647 at page 253.

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 Peoples **National Bank of Greenville, S. C., its successors and** ~~Heirs and~~ Assigns forever. And we do hereby bind ourselves

and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Peoples National Bank of Greenville, S. C., its successors ~~Heirs~~ and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than ten thousand dollars (\$10,000.00) 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

its name and reimburse its self for the premium and expense of such insurance under this mortgage, with interest.