

joint corner of the premises herein conveyed and said Woods property; thence with the line of said Woods property, S. 89-45 E. 212 feet to an iron pin on the western side of property of the O. & W. C. Railroad; thence with the line of property of the O. & W. C. Railroad; 250.8 feet to an iron pin in the line of property now on formerly of James Hicks and Ruth Hicks; thence with the line of said Hicks property, S. 70-15 W. 556 feet to the point of beginning.

The above described land is the same conveyed to me by Mamie Forrester on the 8th day of May, 1956, deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 553, Page 494.

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 Frank M. Gibson, 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 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 \$4,500.00 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 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.