

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Western side of Beatrice Street, being shown and designated as lots # 60 and 61, on Map #1 of Camilla Park, recorded in the RMC office for Greenville County in Plat Book G at Page 225, and according to said plat is described as follows;

BEGINNING at an iron pin on Beatrice Street at corner of lots # 59 and 60, and running thence with the joint line of said lots, S. 67-56 W. 195.2 feet to an iron pin on a 20 foot alley; thence with said alley, S 18-32 E. 135.9 feet to an iron pin, corner of lot #62; thence with the line of said lot, N. 67-52 E 193.4 feet to an iron pin on Beatrice Street; thence with said Beatrice Street, N. 17-50 W. 136 feet to the point of beginning.

Being of the same premises conveyed to the mortgagor by deed recorded in Book of Deeds 522 at Page 366.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that, if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, That then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage,