

from or through the Grantor a like or similar right, over and across:
 (a) A strip of land eighteen feet in width beginning at Broadus Avenue and running in a westerly direction therefrom along the northern boundary of the above-described lot and beyond, a total distance of 125 feet; and
 (b) A strip of land twelve feet in width beginning at the southern boundary of the aforementioned strip of land eighteen feet wide and running in a southerly direction therefrom, along the western boundary of the above-described lot a distance of 64 feet.

The aforementioned easement is granted solely for the purpose of providing a means of access to the lot hereby conveyed and each of the strips of land described in (a) and (b) above is shown on the aforementioned plat of Campbell and Clarkson; at no time shall either of said strips of land be obstructed or used for parking purposes by the Grantees, the Grantor or their heirs, successors or assigns.

The premises hereinabove described are a portion of the property conveyed to the Grantor herein by deed of Helen Sanders, individually, and as Administratrix of the Estate of Eva J. Sanders, deceased, dated April 15, 1958 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 596 at Page 281.

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 Southern Bank & Trust Company, Its successors and assigns:

Heirs and Assigns forever.

And we do hereby bind our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, Its successors and Assigns, from and against us our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And We, the said mortgagor, agree to insure the house and buildings on said land for not less than Forty Thousand and no/100 (\$40,000.00) 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 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 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.