

running thence N. 80-30 E. 201.0 feet to a point; thence S. 23-54 E. 299.2 feet to a point; thence S. 50-35 W. 115.9 feet to a point; thence N. 53-10 W. 200 feet to a point at the end of another 15-foot alley; thence N. 26-53 W. crossing the end of said 15-foot alley, 115 feet to a point; thence N. 21-30 W. 100 feet to the point of beginning, containing 1.49 acres, more or less.

**ALSO:** ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying between State Highway No. 13 and the old Southern Railway roadbed, and being known as Lot No. 2 of the property of Ruby R. Graham, according to an unrecorded plat, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of a county road at the southeastern intersection of said county road and a 15-foot alley, and running thence along the eastern side of said county road, S. 53-10 E. 200 feet to an iron pin at the corner of Lot No. 1; thence with line of Lot No. 1, N. 59-14 E. 200 feet to iron pin; thence along line of Lot No. 6, N. 53-10 W. 200 feet to a point on the southern side of a 15-foot alley; thence along the southern side of said alley, S. 59-14 W. 200 feet to the point of beginning; being a portion of the property conveyed to J. P. Moore by Ruby R. Graham by deed recorded in Deed Book 347 at page 144, and being shown on the County Block Book, Sheet 238, Block 1, as Lot 28.

The above described land is \_\_\_\_\_ the same conveyed to \_\_\_\_\_ by \_\_\_\_\_  
\_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_ deed recorded in the office of Register of Mesne Conveyance  
\_\_\_\_\_ for Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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 James F. Nichols, his heirs and assigns:

~~Mortgage and Assigns~~ forever.

And we do hereby bind ourselves, our 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 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 -----Twenty-Two Hundred and No/100 (\$2,200.00)----- 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 we 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 we 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.