

in the City of Greenville, Greenville County, State of South Carolina, shown as all of Lot 13A and a portion of the southern part of Lot 13 on plat of Alta Vista made by Dalton & Neves, Engineers, June 1925 (as revised through April 1927) recorded in the R. M. C. Office for Greenville County in Plat Book G at Page 20 and having according to said plat the following metes and bounds, to-wit:

Beginning at iron pin at the intersection of the north side of Crescent Avenue with the west side of Belmont Avenue and running thence along the north side of Crescent Avenue N. 82-00 W. 165 feet to an iron pin at the joint corner of Lots 1 and 13A; thence along the rear line of Lots 1 and 2 N. 4-15 E. 112.5 feet to an iron pin; thence along the southern part of Lot 13 S. 84-35 W. 164.75 feet to an iron pin on the west side of Belmont Avenue; thence along the west side of Belmont Avenue S. 4-15 W. 120 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate on the western side of Southland Avenue in the City of Greenville, County of Greenville, State of South Carolina adjoining property now or formerly belonging to J. Alvin Gilreath as shown on plat of property of E. D. Sloan prepared by Dalton & Neves, Engineers dated June 1955 and revised March 1958, said revised plat recorded in the R. M. C. Office for Greenville County in Plat Book KK at Page 137 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Southland Avenue, corner of property now or formerly belonging to J. Alvin Gilreath and running thence along the line of said lot S. 63-51 W. 193.7 feet to an iron pin; thence turning and running N. 27-03 W. 113 feet to an iron pin; thence turning and running N. 63-51 E. 195.4 feet to iron pin on the western side of Southland Avenue; thence along the western side of Southland Avenue S. 26-10 E. 113 feet to an iron pin at the point of beginning.

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 **The Peoples National Bank of Greenville, S.C. as Trustee under Decree of Greenville County Court dated Aug. 29, 1960 in the case of Raven I. McDavid, et al v. Ellen Marie Barrett, et al and Decree dated April 8, 1964 in the case of Raven I. McDavid, et al v. Mary S. C. McPherson, et al, its Successors** ~~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, **its Successors** ~~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 \_\_\_\_\_, the said mortgagor..., agree to insure the house and buildings on said land for not less than **Forty-Five Thousand and no/100-----** 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.