

BEGINNING at an iron pin on the inside corner of the intersection of West Poinsett Street and North Street and running thence N. 16-25 E. 210 feet to an iron pin; thence N. 70 W. 111.6 feet to an iron pin, corner of Lot No. 2; thence S. 16-25 W. 210 feet to an iron pin on side walk of West Poinsett Street; thence S. 70 E. 116 feet 6 inches to the point and place of beginning, and designated as Lot No. 1 on a plat prepared by W. A. Christopher September 1921, and recorded in Plat Book "F", page 17, in the Office of the Register of Mesne Conveyance in and for Greenville County and bounded by West Poinsett Street, North Street and by lots Nos. 10, 9 and 2 as shown on said plat, and known as the Emma A. Westmoreland home. Reference to said plat is hereby craved to further identify the said lot.

Being the same property conveyed to mortgagor by mortgagee by deed of even date herewith.

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 M. L. Lanford, as Substituted Trustee of Trust Deed of Leila W. Cunningham dated April 7, 1927, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 111, page 600, his successors and assigns forever.

AND the said The Wood Mortuary, Inc.

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said M. L. Lanford as Substituted Trustee of Trust Deed of Leila W. Cunningham dated April 7, 1927 recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 111, page 600, his successors and assigns from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than Fifty Thousand (\$50,000.00)-----

Dollars in such Company as shall be approved by the Mortgagee his successors ~~or assigns~~ or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee his successors ~~or assigns~~ or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee his successors ~~or assigns~~ or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee his successors ~~or assigns~~ or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.