

BEGINNING at a point in the southwesterly margin of Welborn Street, said point being located North 47-32 West 149.00 feet from an iron pipe, the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to McKoy-Helgerson Company by deed dated June 30, 1954; thence South 42-28 West 123.89 feet to a point; thence North 44-42-37 West 168.198 feet to a point; thence North 42-28 East 115.60 feet to a point in the southwesterly margin of Welborn Street; thence South 47-32 East 168.00 feet to the point of beginning, containing 20,117.15 square feet, more or less, or .462 acre, more or less, as shown within red lines on print of Drawing F-1068, dated June 4, 1957, revised June 28, 1957, attached hereto and made a part hereof; being a part of land conveyed by Mayberry Land Company to Piedmont and Northern Railway Company by deed dated September 10, 1935, and recorded in Book 150, Page 362, in the office of the Register of Mesne Conveyance for said Greenville County. Also being a part of land conveyed by Mayberry Land Company to P and N Realty Company by deed dated August 9, 1937, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Book 194, Page 87.

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 and Trust Company, 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 I, the said mortgagor, agree to insure the house ^{warehouse} and buildings on said land for not less than such amounts as from time to time are required by the mortgagee, ~~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 his 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, 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.