

BEGINNING At an iron pin at the intersection of the North side of Clayton Avenue (Street) with the East side of Buncombe Road and running thence along the East side of said Buncombe Road, N. 3-50 W. 334.6 feet to an iron pin on the South side of Toledo Street; thence turning and running along the South side of said Toledo Street, N. 58-30 E. 165.1 feet to an iron pin on the West side of Goldsmith Street; thence turning and running along the West side of Goldsmith Street, S. 16-17 E. 155.4 feet to an iron pin; thence continuing along Goldsmith Street, S. 5-17 E. 167.1 feet to a point on the North side of Clayton Avenue (Street); thence turning and running along the North side of Clayton Avenue (Street) S. 58-30 W. 206.7 feet to the point of beginning.

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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, South Carolina, its successors and

~~Heirs 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, its successors ~~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 mortgagors, agree to insure the house and buildings on said land for not less than One Hundred Thousand (\$100,000.00) 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.