

and Greenville Railroad; thence with the center of said Railroad S. 41-44 E. 25 feet; thence S. 41-14 E. 25 feet; thence S. 40-33 E. 200 feet, more or less, to an iron pin at Goodlett's corner; thence with Goodlett's line N. 31-36 E. 231.55 feet, more or less, to the beginning corner. This property is subject to a 30 foot right-of-way formerly owned by the Columbia and Greenville Railroad on the south.

ALSO, all that certain parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as lot No. 4 of Mayberry Land Co. as shown on plat of said property made by Dalton and Neves, Engineers, dated March, 1927 and being described as follows: BEGINNING at an iron pin on the northerly side of right-of-way formerly owned by Greenville and Columbia Railroad which point is 750 feet, more or less, from west side of Hudson Street and at corner of property described above and running thence in a northwesterly direction with said right-of-way 500 feet, more or less, to an iron pin; thence running in a northerly direction along the common boundary of property of Pennell and Harley, Inc., this day conveyed to Mortgagor, 200 feet, more or less, to Mayberry Street; thence with Mayberry Street 500 feet, more or less, in an easterly direction to the corner of property described above; thence with line of said property in a southwesterly direction 200 feet, more or less, to the point of beginning.

ALSO, all that piece, parcel or tract of land in the City and County of Greenville, State of South Carolina, shown and designated as Lot No. 5 on plat of Mayberry Land Company prepared by Dalton & Neves, dated March, 1927, and recorded in the Office of the R. M. C. for Greenville County, South Carolina, in Plat Book H at Page 54, and being more particularly described with reference to said plat as follows: BEGINNING at an iron pin on the northerly side of the railroad right-of-way formerly owned by the Greenville and Columbia Railroad at the corner of tract conveyed this day to Mortgagor by the Pennell Land Company, and running thence with said right-of-way in a westerly direction 200 feet, more or less, to an iron pin; thence turning and running in a northerly direction 200 feet, more or less, in a line approximately parallel with the westerly boundary of the aforementioned lot this day conveyed to Mortgagor, to an iron pin on Mayberry Street; thence turning and running with the southerly side of Mayberry Street in a southeasterly direction 200 feet, more or less, to the northwesterly corner of the aforementioned tract this day conveyed to Mortgagor; thence turning and running in a southerly direction with the westerly boundary of said aforementioned tract 200 feet, more or less, to the point of beginning, together with all right, title and interest in and to the right-of-way of the railroad on the south of the aforesaid tracts. This is a purchase money mortgage.

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 Pennell Land Company and Pennell & Harley, Inc. their Successors ^{ors} ~~ors~~ and Assigns forever.

AND the said A. M. Goodlett Corporation

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Pennell Land Company and Pennell & Harley, Inc., their Successors

~~and~~ 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

Dollars in such Company as shall be approved by the Mortgagee executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee executors, administrators 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 executors, administrators 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 heirs, executors 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.