

Beginning at an iron pin at the corner of property now owned by the mortgagor and property now or formerly owned by James Benson and running thence along the property line of the grantee N. 10 W. 403 feet to an iron pin at the corner of property now owned by the grantee and property now or formerly owned by S. A. Cureton; thence N. 79 E. 63 feet to an iron pin; thence along the line of property now or formerly owned by J. A. Cureton S. 20-22 E. 278.4 feet to an iron pin in a private road; thence along the center of said private road S. 1-01 E. 130 feet to an iron pin; thence leaving said private road S. 79 W. 93.6 feet to the beginning iron pin.

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Being the same property conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith, the same not yet recorded.

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

J. A. Cureton, his

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, his _____ 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 and buildings on said land for not less than _____ 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.