

being bounded on the southerly side by a 75 foot prolongation of the southerly line of the above-described property (N. 57-51 W.) on the west by the center line of U. S. Highway 25, on the north by the center line of S. C. Highway 250 , and on the easterly side by a 37.5 foot prolongation of the easterly line of the above-described property (N. 51-20 E.).

ALSO, ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Augusta Road, and being known as Lot No. 9 of Pecan Terrace, Section two, and being more fully described as follows:

BEGINNING at an iron pin, joint front corner of Lots Nos. 9 and 10; and running along joint line of said lots N. 75-48 W. 125 feet to an iron pin at joint rear corner of said lots; thence turning and running along joint line of Lots Nos. 8 and 9 N. 14-12 E. 120 feet to joint corners of Lots Nos. 8 and 9 on North Wingate Avenue; thence along North Wingate Avenue S. 75-48 E. 125 feet to an iron pin at the intersection of North Wingate Avenue and the right-of-way of Augusta Road; thence running along the said right-of-way of Augusta Road S. 14-12 W. 120 feet to the point of beginning.

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

~~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 and buildings on said land for not less than Twenty-Thousand and No/100 \* \* \* \* \* (20,000.00) 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 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.