

BEGINNING at an iron pin on the Pelham Road at the joint front corner of lot #1 & 2 as shown on the plat of property of C. W. Jones and running thence along the line of lot 2; S. 48-04 E., 450 ft. to an iron pin at the rear corner of lots 2; thence along property of B. E. Greer, N. 86-44 E., 202.2 ft. to an iron pin; thence along the property of Peplar Springs Church, N. 3-16 E., 54 ft. to an iron pin; thence continuing with said property, N. 48-04 W., 313 ft. to an iron pin; thence with the southeast side of said road, N. 74-42 E., 100 ft. to the point of beginning and including that small triangular strip now situate inside the bounds of said County Road, directly in front of said road and extending into said road 28 ft. on the northern side and running from said point to the other corner, being the same corner as lot 2, 149.6 ft. being the same property conveyed to the mortgagor herein by deed of Lloyd S. Green, recorded in the R.M.C. Office for Greenville County in deed book 645, page 86.

The property herein mortgaged as collateral security is subject to a mortgage to Farmers Bank (now Peoples National Bank) recorded in the R.M.C. Office for Greenville County in mortgage book 989, page 395.

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

Peoples National Bank (Simpsonville, S. C.), its successors

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 One Thousand, Five Hundred and 00/100 (\$1,500.00) - - - - 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.