

thence N. 25-06-30 E. 260.90 feet to the point of beginning, containing 4.789 acres, more or less.

This conveyance is subject to the right-of-way covered by agreement dated April _____, 1948, between the Piedmont and Northern Railway Company and H. B. McKoy and H. C. Helgerson for a 6" cast iron water main, a 6" cast iron sanitary sewer line, and 8" terra cotta storm drain at the location for each as shown on a copy of Piedmont and Northern Railway's Drawing T-473-D.

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, Greenville, S. C., its successors

~~Here~~ and Assigns forever.

And it ^{does} hereby bind itself, its successors and assigns, ~~its heirs, executors and administrators~~ to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~and Assigns~~ ^{successors} and Assigns, from and against it, its ~~heirs, executors and administrators~~ ^{successors} and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it, 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 _____ 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 it the said mortgagor, ^{does} ~~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.