

BEGINNING at an iron pin on the Northern side of Springwood Avenue at the Southwestern corner of property now or formerly of Griffin, which iron pin is N. 61-13 W. 206.6 feet from the Northwestern corner of the intersection of North Main Street and Springwood Avenue, and running thence with the line of property now or formerly of Griffin N. 19-07 E. 102.3 feet to the line of Parcel No. 1 hereinabove described; and running thence along the line of Parcel No. 1 hereinabove described, N. 64-56 W. 10 feet to an iron pin; thence S. 19-07 W. 101.2 feet to an iron pin on the Northern side of Springwood Avenue; thence along the Northern side of Springwood Avenue S. 61-13 E. 10 feet to the point of beginning.

The two parcels above described are the same parcels conveyed to the mortgagor herein by deed of D. O. Dunlap and Mallie B. Dunlap, dated January 3, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 739, page 312.

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 Southern Bank and Trust Company, Greenville, S. C., 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 an amount satisfactory to the mortgagee ~~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 his 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, 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.