

BEGINNING at an iron pin on the Northeast corner of East Broad Street and Boyce Street and running thence with East Broad Street 29 feet to a stake; thence North 20-56 East to a stake in line of C & WC Railroad property 128.1 feet, more or less, and running thence with C & WC Railroad property, North 66-44 West 64.9 feet to an iron pin on Boyce Street; thence with Boyce Street, South 5-27 West 134.3 feet to the beginning corner.

This property is also shown and described in deed to Thornwell Orphanage as being located at 201 East Broad Street and being at the Northeast corner of Calvin Street (now Boyce Street) and East Broad Street and being the same property conveyed to Kerr Wilson on November 16, 1923 as recorded in Deed Book 70, at page 43, RMC Office for Greenville County.

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

Thornwell Orphanage, its successors

Heirs and Assigns forever.

And said ~~Mortgagor~~ <sup>Heirs and Assigns</sup> does hereby bind ~~itself~~ <sup>itself, its successors</sup>, ~~its successors~~ <sup>Heirs, Executors and Administrators</sup> to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against it, & its ~~Heirs, Executors~~ <sup>Successors</sup>, Administrators 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

Seven Thousand and No/100 - - - - - 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 it 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..., 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.