

The above described land is identically the same conveyed to us by  
 James M. Taylor & Emily W. Taylor on the 1st day of  
April 19 58 deed recorded in the office of Register of Meigs Conveyance  
 for Greenville County, in Book 795 Page 301.

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 Sol E. Abrams,  
C. Ben Bown and George E. Townes, their

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant  
 and forever defend all and singular the said premises unto the said mortgagee, Elmer H. Hays  
 and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns and every person  
 whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, agree to insure the house and buildings on said land for not less than  
 One Thousand and no/100----- (\$1,000.00) ----- 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 we 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 we the said mortgagors, 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.