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and

Thirdly, the mortgagee covenants that it will not sell, lease, or otherwise dispose of the premises hereinafter described, or any part thereof, until the principal and interest thereon shall have been paid in full, and until the mortgagee shall have received from the mortgagor the sum of \$100.00, which shall be applied to the principal and interest on the mortgage, and the balance of the sum so received shall be paid to the mortgagor, and the mortgagor covenants to pay to the mortgagee the sum of \$100.00, which shall be applied to the principal and interest on the mortgage, and the balance of the sum so received shall be paid to the mortgagor, and the mortgagor covenants to pay to the mortgagee the sum of \$100.00, which shall be applied to the principal and interest on the mortgage, and the balance of the sum so received shall be paid to the mortgagor.

ALL the certain piece, parcel or lot of land, with all improvements thereon, or hereinafter mentioned herein, situate, lying and being in the State of South Carolina, County of Greenville,

Beginning at an iron pin being the joint front corner of Tract #1 and the property of Ed Mosley, and running thence S. 28-15 E. 680 feet to an iron pin on the line of the Robert McDaniel property, thence N. 23-30 E. 85 feet to an iron pin; thence N. 28.00 W 627 feet to an iron pin on an unnamed Country Road; thence S. 61-30 W 67 feet to the point of beginning, said measurement extending beyond iron pins to the center of the unnamed County Road being the Northern boundary and containing one acre, more or less.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or appertaining; and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that if it lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.