

There is excepted from this mortgage a strip of land across the front conveyed to the City of Greenville by deed recorded in the R.M.C. Office for Greenville County in Deed Book 387 at Page 391 for the purpose of widening Buncombe Street. Said strip of land measures approximately 152 feet by 28.5 feet.

Also: ALL that certain piece, parcel or tract of land together with improvements thereon situate, lying and being on the western side of Buncombe Street between Butler Avenue and Lloyd Street, in the City of Greenville, County of Greenville, State of South Carolina; said tract being shown and designated on the Greenville County Tax Maps as map # 10, block 1, lot 4 and having a frontage on Buncombe Street of 175.2 feet and a depth along the northern boundary of 219.5 feet and on the western side of approximately 210.4 feet; a distance across the rear of 175.5 feet and being the same property conveyed to L. L. Echols by deed of Mary Bates Ballenger dated February 15, 1940 and recorded in Deed Book 218 at Page 241 and by deed of Daniel G. Morton dated January, 1940 and recorded in Deed Book 218 at Page 242, less portions taken or conveyed in connection with the widening of Buncombe Street and being the same property conveyed to the mortgagor herein by deed recorded in Deed Book 926 at Page 540.

The above described land is _____ the same conveyed to _____ by _____
on the _____ day of _____
19 _____, deed recorded in the office of The Register of Mesne Conveyance
for Greenville County, in Book _____ Page _____

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 of Greenville, South Carolina -----

its successors
~~Heirs~~ and Assigns forever.

And I do hereby bind me and 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 One Hundred 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 ---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