

All that piece, parcel or lot of land in Greenville County, State of South Carolina, on the North side of W. Earle Street, between Robinson and Wilton Streets and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of W. Earle Street 217 feet and 5 inches from the northeast corner of Robinson and Earle Streets and running thence N. 1-41 E. 200 feet to an iron pin on a 16 foot alley; thence with said alley S. 83-13 E. 54 feet 4- $\frac{1}{2}$ inches to an iron pin corner of lot now or formerly owned by J.I. Westervelt; thence with line of said lot S. 1-41 W. 200 feet to iron pin on Earle Street; thence with Earle Street N. 83-13 W. 54 feet 4- $\frac{1}{2}$ inches to the beginning corner. Being known and designated as Lot No. 32, Section "C" as shown on plat of property of the Stone Land Company according to plat of same recorded in the R.M.C. Office for Greenville County in Plat Book "A", page 337, and being the same land conveyed to Virginia Payne by W.E. Payne by deed dated March 10, 1928, and recorded in the R.M.C. Office for Greenville County in Deed Book Vol. 136, page 190.

And It is understood and agreed that this mortgage is executed and accepted upon the following conditions: That the mortgagor shall insure her life, or the life of some other person for her benefit, in some reputable insurance Company doing business in the State of South Carolina, in a sum not less than Eight Thousand (\$8,000.00) Dollars and shall keep the said policy of insurance in force during the period for which said note and mortgage shall run, which said policy of insurance shall be assigned to the company herein, as collateral security for the debt hereby secured, and in the event of the death of the assured during the period for which said note and mortgage may run, it shall be the duty of the company herein named, at the request of the holder of said note and mortgage, or of the Guarantor herein named, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance and apply the proceeds to the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums by the holder or holders of the said note and mortgage, or by the Guarantor for taxes, insurance, or to remove prior liens on encumbrances and to the discharge of the debt hereby created, including any expense incurred in discharging said debt, rendering the over-plus, if any, to the legal representative of the mortgagor, or to the beneficiary or beneficiaries under said policy or policies as the case may be, but, if the mortgagor shall fail to pay the premiums of said policy or policies of insurance as the same shall become due and payable, then, upon the application of the Guarantor, it shall be the duty of the company hereinbefore named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinabove set out.