

in an Easterly direction 40 feet and 9 inches; thence through the said lot No. 4 and at all times 9 inches East of its Western line and on the outside and East of said brick wall, 100 feet to the beginning corner, being lots 2, 3 and part of lot 4, as shown by plat recorded as aforesaid.

BEING The same property conveyed to mortgagor by W. O. Groce by deed, dated June 30, 1947, and recorded in the office of the R. M. C. for Greenville County in Deed Book 314, Page 216.

ALSO, All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, Greenville Township, County and State aforesaid, on the South side of East Washington Street, between Church and Mordecai Streets, and having the following metes and bounds, to-wit:

BEGINNING At an iron pin on the South side of East Washington Street, which point is 120 feet West from the Southwest corner of East Washington and Mordecai Streets, and running S. 17-45 W. 172 feet to an iron pin; thence N. 70 W. 3 feet to iron pin; thence N. 7-30 W. 12 feet 2 1/2 inches to iron pin; thence N. 70-30 W. 51 feet to iron pin; thence N. 17-0 E. 157 feet to iron pin on the South side of East Washington Street; thence along the South side of East Washington Street S. 71-30 E. 60 feet to the beginning corner.

ALSO All the right, title and interest of Lou C. Woodside (Mrs. John T. Woodside) under a certain easement and right-of-way agreement executed to her by M. F. Haywood on the 7th day of September, 1937, and recorded on October 27, 1939, in the office of the R. M. C. for Greenville County in Deed Book 215, Page 122.

BEING The same property conveyed to mortgagor by C. Fred McCullough, et al, as Trustees of the Greenville, S. C. Lodge No. 858, Benevolent and Protective Order of Elks of the United States of America, by deed dated May 30, 1947, and recorded in the office of the R. M. C. for Greenville County in Deed Book 313, Page 20. on the day of

19 deed recorded in the office of 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 South Carolina National Bank of Charleston, Greenville, S. C., its successors

and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors 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 Fifty-two Thousand (\$52,000.00) Dollars fire and extended coverage 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 less 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 this 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 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.