

reference to said plat is hereby made and to the deed of J. P. Stevens & Co. to the Mortgagor herein dated Dec. 26, 1950 and recorded in the RMC Office for Greenville County in Deed Book 425, at page 504.

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ALSO: ALL that piece, parcel or tract of land in Greenville County, State of South Carolina, with the buildings and improvements thereon and having according to a plat of Baptist Church Lot, Piedmont, Greenville County, S. C. prepared by Dalton & Neves, Engr. Oct. 1947, the following metes and bounds:

BEGINNING at an iron pin in the center of a road leading from Greenville Street to the Baptist Church building and running thence with the line of property of Piedmont Manufacturing Company, S. 63-25 W. 236.1 feet to a stake; thence still with line of property of Piedmont Manufacturing Company S. 88-07 W. 158.4 feet to a stake; thence still with line of property of Piedmont Manufacturing Company N. 2-07 E. 207.2 feet to a stake; thence still with line of property of Piedmont Manufacturing Company S. 89-06 E. 166.5 feet to a stake; thence still with line of property of Piedmont Manufacturing Company S. 64-25 East 216.7 feet to the point of beginning. See Plat Book R, at page 107.

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

Peoples National Bank of Greenville, S.C., its

Successors

~~Heirs~~ and Assigns forever.

And it ~~do~~<sup>es</sup> hereby bind itself and its ~~Heirs~~<sup>Successors</sup>, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~<sup>successors</sup> and Assigns, from and against it, ~~its Heirs~~<sup>its successors</sup>, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And it, the said mortgagor, agree to insure the house and buildings on said land for not less than Forty-Five 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 it 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 mortgagor 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 it 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.