

from Taylors Station, adjoining lands of Wm. Edwards, H. M. Barton and others, and having the following metes and bounds: BEGINNING on a stone, center of Chick Springs Road, thence S.  $6\frac{1}{4}$  E. 6.53 to a stone, 25 ft. from center of railroad; thence along said railroad N.  $85\frac{1}{2}$  E. 15.94 to stone; thence N.  $3\frac{1}{2}$  E. 11.50 to center of Chick Springs Road; thence up said road S. 38 W. 6.50 to bend; thence  $77\frac{1}{2}$  W. 7.00 to the beginning, containing 10.4 acres; also the other lot situate on the south side of A. L. Railroad, beginning on a stone on the south side of A. L. Railroad; thence S.  $3\frac{1}{2}$  W. 1.82 to stone; thence S. 19 E. 10.47 to center of Morrowbone Creek; thence up said Creek 10.04 to stone; thence N.  $16\frac{1}{2}$  W. 14.95 to center of railroad; thence along said railroad N.  $85\frac{1}{2}$  E. 8.13 to the beginning containing 12 acres, more or less. This lot separated from the first lot hereinabove described by the railroad and commences on a continuation of the lower line of the first description, less however, and excepting from the above described tracts the following tracts, which were heretofore conveyed by J. B. Hudson deed to Greenville Nursery Co. conveying  $1\frac{1}{2}$  acres, dated April 4, 1919, recorded in Vol. 44, page 455; deed to Greenville Nursery Co. conveying  $1\frac{1}{8}$  acres, June 27, 1919, recorded in Vol. 45 at page 525, and deed by said Hudson to P. R. Barton, conveying lot 40 x 316, Sept. 9, 1914, recorded in Vol. 38, page 572.

ALSO; All that other certain piece, parcel or tract of land situate, lying and being in the County and State aforesaid, in Chick Springs Township, on the National Highway, about 7 miles from City of Greenville, containing 5 acres, more or less, and being the same tract of land conveyed to mortgagor by deed, dated Dec. 31, 1924, recorded in R. M. C. Office for Greenville County in Vol. 106, page 45 and therein fully described by metes and bounds, ~~which description~~ which description is hereby adopted and made part hereof.

ALSO: All that certain other parcel or lot of land situate, lying and being in Chick Springs Township, County and State aforesaid, on south side of National Highway; BEGINNING at a stone on National Highway, H. M. Barton's corner, running thence in southerly direction with Barton's line 380 ft. to right of way So. Ry. Co.; thence along said right of way 165 ft. to stake; thence along Watson's road 330 ft. to stake on National Highway; thence along said Highway 250 ft. ~~to stake on National Highway; thence along said Highway 250 ft.~~ to beginning corner, containing  $1\frac{1}{2}$  acres, more or less. Bounded by lands of Barton, Greenville N. Co., and others and being same lot conveyed to mortgagor by J. B. Hudson by deed recorded in said Register's Office Vol. 44, page 455, less however, one acre from the above described tract conveyed by the Greenville Nursery Co. to R. F. Watson by deed recorded in the R. M. C. Office for Greenville County in Vol. 73 at page 365.

ALSO: All that other certain parcel or lot of land, situate, lying and being in said Chick Springs Township, County and State aforesaid, containing  $1\frac{1}{8}$  acres, more or less, conveyed to mortgagor by J. B. Hudson by deed dated June 27, 1909 recorded in said Register's office in Vol. 43, page 525, and therein fully described, which description is hereby adopted and made part hereof.

ALSO: All equipment owned by said company and all growing stock on hand and which may hereafter be acquired.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said First National Bank of Greenville, S. C., W. H. Allen and W. T. Potter as Executors of the C. O. Allen Estate, its successors and Assigns forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said First National Bank of Greenville, S. C., W. H. Allen and W. T. Potter, as executors of the C. O. Allen Estate, its successors and Assigns, from and against itself, its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than \_\_\_\_\_ Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid said corporation does hereby assign the rents and profits of the above described premises to said mortgagee, or its successors or Assigns and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if it the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any is 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.