

Tract #2:

All that certain piece, parcel or lot of land situate, lying and being in Bates and Saluda Townships, County and State aforesaid, containing 81.90 acres, more or less, as shown on a plat of property of C. G. Gunter, Inc., prepared April 1952, by W. J. Riddle, Surveyor, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of a farm road and running thence S. 49-07 W. 1169 feet to a stake on a branch; thence along said branch as the line N. 17-20 W. 118.2 feet; thence N. 49-45 W. 111.5 feet; thence N. 9-50 E. 37.2 feet; thence N. 20-25 W. 225.3 feet; thence still along said branch N. 30-30 W. 539 feet to a stake; thence S. 59-00 W. 81.6 feet across said branch to a stake; thence N. 29-15 W. 634 feet across said branch to a maple; thence N. 4-18 E. 401.5 feet to a stone; thence N. 26-19 W. 1405 feet to an iron pin; thence N. 61-55 E. 932 feet to a stake by a poplar; thence S. 48-05 E. 994.5 feet to a stake; thence S. 89-20 E. 634 feet to a stake on a branch; thence along said branch as the line S. 20-15 E. 227 feet across said branch to a stone; thence S. 64-05 W. 1224 feet to an iron pin in an old road; thence along said old road S. 41-16 E. 342 feet to an iron pin; thence S. 36-17 E. 327.5 feet to an iron pin; thence S. 46-32 E. 662 feet to an iron pin on a farm road; thence S. 20-42 E. 167 feet; thence S. 45-15 E. 267 feet to the point of beginning. This being the same property conveyed to the grantor herein by two certain deeds recorded in the R.M.C. Office for Greenville County in Deed Book 127 at page 152, and deed book 242 at page 76.

The above described land is the same conveyed to me by  
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

**C. G. Gunter, Inc., its successors**

~~And~~ 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~~ 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  
**NO INSURANCE** Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire 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 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.