

approximately 15 miles south of Greenville on S. C. Highway No. 8 leading from Pelzer to Wares, and being shown on plat of said property, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book N, Page 91, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of S. C. Highway No. 8, joint corner of property of the mortgagor and the property of Carl Allen and running thence along property of Carl Allen S. 9 W. 1171.5 feet to a stake; thence N. 72-30 W. 798.4 feet to a stake; thence S. 47 W. 60 feet to the center of a County Road; thence along the center of said County Road, the following courses and distances: N. 61-45 W. 349 feet; N. 37 W. 132 feet; N. 6-30 W. 80 feet; N. 49-15 E. 497 feet; N. 26 E. 627 feet to an iron pin on the southern side of S. C. Highway No. 8; thence along the southern side of S. C. Highway No. 8 S. 70-25 E. 769 feet to an iron pin at the point of beginning.

The above described tracts contain 116.56 acres, more or less. This mortgage covers all of said property which was not conveyed by the following deeds recorded in the R. M. C. Office for Greenville County, State of South Carolina: Deed Book 371, Page 147; Deed Book 278, Page 166; Deed Book 273, Page 342; Deed Book 265, Page 227; Deed Book 254, Page 317; Deed Book 251, Page 8.

The above described land is _____ the same conveyed to _____ 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

T. M. Ballenger, his

Heirs 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, his Heirs 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 Three 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 and 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 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.