

3xOM; thence N. 74 1/2 E. 6.25 to stone 3xOM; thence N. 17 E. 1.00 to Armstrong Creek, rock in creek upper part of shoal; thence N. 1 3/4 W. 22.40 to stone 3xOM; thence N. 50 W. 4.09 to stone 3xOM; thence N. 80 W. 18.20 to stone 3xNM in road; thence with said road 6.70 crossing Armstrong Creek to a bend; thence with said road to the beginning corner, containing seventy eight acres, more or less, this property being conveyed to W. M. Farr by Annie S. Bates by her deed above referred to, dated October 11, 1905, and recorded in the R. M. C. Office for Greenville County in Vol. 000, at page 718.

Less, the following tract of land willed by W. M. Farr to his daughter, Jennie Farr Looper: That tract of land beginning at Keeler line, crossing Keeler Bridge Road following ditch and cornering across shop road, down fence to white oak; thence to spring and to roper ditch, then back to Keeler Bridge Road and point of beginning.

AND ALSO LESS that tract of land deeded by W. M. Farr to J. R. Keeler by deed dated February 9, 1918, and recorded in the R. M. C. Office for Greenville County in Vol. 43, at page 356, said tract containing 6/10 acres, more or less.

This is a purchase money mortgage.

The above described land is the same conveyed to me by Furman C. Smith on the March 19 53 day of 19 53, deed recorded in the Office of The Register of Mesne Conveyances for Greenville County, in Book Page (to be recorded)

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 Furman C. Smith, 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 Sixty Five Hundred and no/100 (\$6500.00) - - - - - 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 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.