

ALSO all that piece, parcel or tract of land, situate lying and being in Chick Springs Township, Greenville County, State of South Carolina, known and designated as Tract No. 8 on plat of Arthur S. Agnew property known as Clairmont Ridge and having, according to said plat made by Dalton & Neves, Engineers, which is of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "H" at page 182, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Piney Mountain Road, which iron pin is at the joint corner of tracts 7 and 8 and running thence with the joint line of said tract, S. 43-00 W. 480 feet to an iron pin in line of property now or formerly belonging to Mrs. McDaniel; thence with said McDaniel property, S. 75-30 W. 351.8 feet to an iron pin; thence still with said McDaniel line, S. 87-45 W. to a point on the North side of Clairmont Drive; thence with Clairmont Drive to a point in joint line of tracts 8 and 9; thence with the joint line of said tracts, N. 47-20 E. 818 feet, more or less, to an iron pin on the Southwest side of Piney Mountain Road; thence with said Piney Mountain Road, S. 56-00 E. 200 feet to the beginning corner, and containing 3.34 acres, more or less.

LESS, HOWEVER, that tract of property conveyed to R. E. Shoaf by C. S. Swartzel by deed dated March 8, 1941, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 212 at page 424 and that tract of property conveyed to C.R.Byrd and Ann H. Byrd by Bill Charles Swartzel by deed dated November 1, 1948, recorded in the said R.M.C. Office in Deed Book 363 at page 496. All of the aforementioned property was acquired by Bill Charles Swartzel as the sole heir and distributee of Emily M. Swartzel, whose estate was probated in the Probate Court for Greenville County and is recorded in said Court in Apartment 545 at File 11.

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

Peoples National Bank, Successor Trustee under the Will of D. E. McCuen, its successors and assigns

~~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, its successors ~~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 - - - - - Two 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.