

2.48-ACRE TRACT: BEGINNING at an iron pin on the Southern side of U. S. Highway 29, at the corner of property now or formerly owned by Clary, and running thence with a ditch as a line the following courses and distances, S. 60-16 E. 109.3 feet, S. 31-07 E. 122.5 feet to pin, S. 12-25 E. 96.7 feet to pin on right of way of P. & N. Railway; thence with the Northern side of said right of way the following courses and distances: N. 56-50 E. 113.6 feet to pin, N. 58-48 E. 205.8 feet to pin, N. 66-25 E. 187 feet to pin in line of Shockley property; thence with the line of Shockley property, N. 27-37 W. 153 feet to iron pin, corner of property now or formerly owned by Bomar; thence with line of said property, S. 59-23 W. 227 feet to pin; thence continuing with the line of said property, N. 27-31 W. 140.7 feet to iron pin corner of the Rollinson property; thence with the rear line of said property, S. 56-10 W. 130.1 feet to iron pin; thence continuing with line of said property, N. 80-40 W. 89 feet to iron pin on right of way of U. S. Highway 29; thence with said right of way, S. 50-47 W. 123 feet to the point of beginning.

The above described property is part of the same conveyed to me by Elizabeth Edwards Dempsey, et al, by Deed dated May 31, 1954, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 501, page 88.

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 Thornwell Orphanage, Clinton, S. C., its Successors

~~Here~~ 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 ~~Here~~ 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 Six Thousand and No/100 $\text{\$}$ - - - - 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.