

Blakely line, N. 40 1/4 W. 497 feet to a stake, corner of Blakely line and Epps property; thence along Epps property, N. 29 E. 1780 feet to a stake in Moonville Road, point of beginning. Being the same property conveyed to the Mortgagor herein by deed of Sarah Epps to be recorded herewith.

ALSO all that certain piece, parcel or lot of land being known and designated as 23.30 acres more or less, according to plat by W. J. Riddle, Surveyor, dated December, 1949, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book X at Page 89 and being composed of all that 14 acres conveyed to the Mortgagor herein by deed of Joe Baty as recorded in the R. M. C. Office for Greenville County in Deed Book 233 at Page 324 and a portion of the 44 acre tract conveyed to the Mortgagor by Arthur L. Burrell by deed recorded in Deed Book 288 at page 341 and being bounded on the North by a County road, on the East by A. E. Rivers, on the South by C. G. Gunner and Mrs. W. H. Martin and on the West by L. L. Baty.

ALSO all that certain piece, parcel or lot of land in Grove Township near or adjoining the above described parcels and being 1.1 acres more or less and the same land conveyed to L. L. Baty by deed of James Richey dated March 29, 1947 and recorded in Deed Book 315 at Page 139.

It being expressly understood and agreed that the lien of this mortgage as to those last two tracts described above is junior to the lien as evidenced by the mortgage of the Federal Land Bank of Columbia, South Carolina as recorded in the R. M. C. Office for Greenville County in Mortgage Book 449 at Page 391.

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 Jean M. Davis, her

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, her 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 Five Hundred 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.