

66½ W. 1.00 chain to the beginning corner; and, also:

Tract No. 3 - Containing 5.87 acres, more or less, and having the following metes and bounds, to wit: .

BEGINNING at a point where the new road crosses the old road near the Mc-Mahan Mill, and running thence along the center of the old road S. 41-30 E. 927 feet to a point on the southwest side of said old road; thence S. 25 - 45 W. 598 feet to a point; thence S. 64-45 E. 330 feet to a point; thence N. 25 E. 528 feet to a point near said old road; thence S. 56-30 E. 29.5 feet to a point in said old road; thence crossing said old road N. 24 E. 169 feet to a point in center of new road; thence along center of said new road N. 52-30 W. 903.7 feet to the point of beginning.

This mortgage is made subject to the electric line easements of record.

Any provision in the note hereby secured, or in the within mortgage, to the contrary notwithstanding, the whole amount of the mortgage debt cannot be declared due and payable, or legal action instituted, unless an instalment of principal or of interest shall have been in default for ninety (90) days or more, and this proviso likewise applies to payment of taxes.

The above described land is **exactly** the same conveyed to **us** by **Dewey W. Quinn** on the **19th** day of **October** 19 **55** deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book **(Yet to be recorded)** Page. **Purchase money mortgage.**

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

Dewey W. Quinn, **his**

Heirs and Assigns forever.

And **we** do hereby bind **ourselves,** **our** 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 **us,** **our** Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And **we**, the said mortgagor, agree to insure the house and buildings on said land for not less than **Eight Thousand (\$8,000.00)** Dollars, in a company or companies which shall be acceptable to the mortgagee; and keep the same insured from loss or damage by fire 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 **we** 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 **we** 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.