

Beginning at an iron pin on the North side of College Street and joint corner with lot already owned by R.H. Mayfield, and running thence along grantees line N. 24-33 W. 100 ft. to iron pin; thence N. 65-00 E. 27 ft. to iron on proposed alley; thence along proposed alley S. 24-33 E. 100 ft. to iron pin on north side of College Street; thence along College Street S. 65-00 W. 27 ft. to the beginning corner.

This being the same property as conveyed to the mortgagors by deed of H. W. Abbott dated November 21, 1950 and recorded in the R.M.C. Office for Greenville County in deed book 428 at page 135.

Also all that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, located on the North side of College Street in the Town of Simpsonville, and being shown as lot no. 2 on a plat of survey of lands belonging to H. W. Abbott made by W. J. Riddle, Surveyor in March 1948, adjoining lands of Horace Goodwin and other lands of Grantor, and more fully described as follows:

BEGINNING at an iron pin on the North side of College Street and corner of lot no. 1 owned by Horace Goodwin and running thence along line of lot no. 1 N. 24-33 W. 100 ft. to iron pin; thence N. 65-00 E. 27 ft. to iron pin on corner of lot no. 3; thence along line of lot no. 3 S. 24-33 E. 100 ft. to iron pin on north side of College Street; thence along College Street S. 65-00 W. 27 ft. to the beginning corner.

Also this being the same property as conveyed to the mortgagors by deed of H. W. Abbott dated August 30, 1948 and recorded in the R.M.C. Office for Greenville County in Deed book 358 at page 235.

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 Farmers

Bank and its Successors

and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, and its Successors and Assigns, from and against our self our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And , the said mortgagor, agree to insure the house and buildings on said land for not less than 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 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 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.