

The above described property is the same this day conveyed to us by Dewey Staton and Hattie Lee Staton by their deed dated this date, same to be recorded in the R. M. C. office along with this mortgage.

ALSO: All that other piece, parcel or tract of land in \_\_\_\_\_ Township, Greenville County, State of South Carolina, near the White Horse or Saluda Lake Road, and, according to a plat and survey made by J. A. Pickens, Sr., Oct. 11, 1949, having the following metes and bounds, to-wit:

BEGINNING on a stone in line of the Crow property, and running thence S. 82-15 E. 11.90 chs. along the line of the Crow property to a Stake; thence S. 15 W. 4.69 chs. along line of the McCallum property, to stake at branch; thence in a westerly direction up and along the middle of said branch, 10.32 chs. to a stake; thence N. 7-30 W. 10.00 chs. along the line of the Tillison property to the point of beginning. This is the northern portion of the W. P. Jennings property and contains Seven and 8/10 (7.8) acres, more or less, by said Pickens survey; and is bounded as follows: on North, by the Crow property; on the East by the McCallum property; and on the South by the branch as the line; and on the West by the J. Tillison property. Being the same property conveyed to Perry Jennings by W. P. (Paul) Jennings and Dorothy Jennings by deed dated July \_\_, 1954, recorded in R. M. C. office.

This mortgage is executed to obtain funds with which to pay the purchase price for the property first hereinabove described and as to same this is a purchase money mortgage.

As to the 7.8 acres last hereinabove described, portions of same have been sold and conveyed to Lollis and to Raymond Jennings, and this mortgage is not intended and does not cover said portions sold off.

This is a first mortgage over both of the properties hereinabove described and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagor may, at his option, foreclose this mortgage or pay said items and add the same so paid to the principal amount, and they shall bear interest at same rate.

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 John A. Park, 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 John A. Park, his

Heirs and Assigns, from and against ourselves and 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, comprehensive, fire and extended coverage, the house and buildings on said lot in a sum not less than **Six Thousand (\$6,000.00)** - - - - - Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

mortgagors' name and reimburse himself

for the premium and expense of such insurance under this mortgage, with interest.