

feet to a point in the center of old road bed (iron pin back on line on east bank of old road); thence with the center of said old road, S 10.45 E 235.2 feet to the beginning and being the same conveyed to the grantor herein by deed of Roy Wendell Phillips dated February 21st, 1952, recorded in R. M. C. Office for Greenville County in Book 452, at page 14.

LESS HOWEVER, that portion of the above described property deeded by this grantor to C. F. Phillips by deed dated April 19, 1955, and recorded in R. M. C. Office Greenville County in Deed Book 528 at page 344.

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 E. H. Edwards

and his Heirs and Assigns forever. And I do hereby bind myself and my

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said E. H. Edwards and his heirs

Heirs and Assigns, from and against me and my

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than largest insurable amount 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 his name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.