

39.30 W. 66' to a bend; thence S. 9.00 E. 165' to a stake in the intersection of the branch and creek; thence up the meanders of the branch N. 79.15 W. 214' to the BEGINNING corner, containing 4.90 acres, more or less. Being the identical land conveyed to Dallas R. Wofford by H. H. Wofford by Deed dated 2-12-52, recorded in Greenville County RMC Office, Book 452, Page 258.

Tract #2: BEGINNING at confluence of small branch and Wofford's Creek running with said Wofford's Creek S. 25 E. 2.00 chains, thence S. 43 $\frac{1}{2}$  E. 2.50 chains, thence S. 53 E. 1.00 chains, thence S. 17 E. 2.38 chains, thence S. 21 W. 4.30 chains to stone, old Wofford corner, thence N. 80 W. 19.60 chains to an iron pin; thence N. 7 W. 37.22 chains to an iron pin; thence S. 68 E. 17.50 chains to stake in road; thence with road S. 7.25 chains, thence S. 13 W. 4.00 chains to stake in road (NW corner two acre tract Gentry Property), thence N. 67 E. 48' to a stone on bank of Wofford's Creek (an old established corner), thence in a south and east direction with the meanderings of Wofford's Creek to the BEGINNING point. Being the identical 60 and 1/3 acres of land conveyed to Dallas R. Wofford by Fred Wofford and Ella P. Wofford, his wife, by deed dated 2-8-52, recorded in Greenville County RMC Office, Book 450, Page 504.

Fred Wofford, Widower, the father of Dallas R. Wofford, joins in the execution of this Mortgage for the purpose of conveying such interest in the land described herein in that certain deed dated February 8, 1952 from Fred Wofford and Ella P. Wofford, his wife, to Dallas R. Wofford, which is duly recorded in Book 450, Page 503 in the Greenville County RMC Office.

Included in the above boundary of Tract #2 is 52 acres conveyed to Ella Wofford by R. L. Wofford April 6, 1926, Deed Book 108, Page 480, also a four acre tract and a two acre tract conveyed to Fred Wofford by James E.

and Myrtle Culbreth, Deed Book 390, Page 59, August 25, 1949, also a 6 1/3 acre tract conveyed to Ella Wofford by H. H. and Hexie Wofford on December 3, 1932, Deed Book 175, Page 192, from the above is excepted a two acre tract conveyed to James E. Culbreth and Myrtle Wofford Culbreth by Ella Wofford and Fred Wofford by deed dated February 15, 1940 and recorded in Deed Book 219, Page 17.

This mortgage debt shall become due and payable forthwith at the option of the Mortgagee or the holder hereof if the Mortgagors shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

It is expressly agreed that the mortgage debt shall become due and payable at the option of the Mortgagee or the holder hereof if there is a default in the payment of any tax or assessment against the property by the Mortgagors during the term of this mortgage or in case of the actual or threatened demolition or removal of any building erected upon said premises.

D.W. Fred Wofford