

to point on lands of the estate of Bruce H. Richardson which is the southwestern corner of lot number 1 on the Riddle plat; thence through the Bruce H. Richardson estate lands S. 8-45 W. 100 feet to iron pin on lands of the estate of Bruce H. Richardson; thence cutting through the Bruce H. Richardson estate lands and running S. 77-53 E. 363 feet crossing the old Laurens Road, the right of way of the C. & W. C. Railroad and extending to the center of the railroad track; thence along the center of said railroad tract N. 2-25 E. 101.4 feet to beginning corner.

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 of Simpsonville, its/ <sup>successors</sup> Heirs 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 Farmers Bank of Simpsonville, its successors Heirs and Assigns, from and against us 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 the house and buildings on said lot in a sum not less than Six Hundred (\$600.00) 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 its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.