

ALSO: All that piece, parcel or tract of land in Chick Springs Township, Greenville County, State of South Carolina, adjoining lands of H. M. Barton, Wm. S. Edwards and others containing 48.4 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of property of James M. Crain and Wm. S. Edwards and in the center of a new 50 foot road, and running thence with Crain's line, S. 31-30 E. 225 feet to an iron pin, a new corner; thence along the line of other property of the Grantor herein, S. 58-30 W. 470 feet to an iron pin in the line of property of First National Bank and W. T. Potter, as Executors; thence along Bank and Potter's line, N. 60-15 W. 626.4 feet to an iron pin; thence N. 50-21 W. 1248 feet to an iron pin at fence; thence N. 19-30 W. 697 feet to old stone corner; thence N. 20-40 E. 608 feet to an iron pin on Mountain Creek; thence down and with said Mountain Creek and the meanders thereof as the line 1448 feet, more or less, (a traverse line of said course being as follows: S. 46-00 E. 1070 feet, S. 81-30 E. 378 feet) to an iron pin on bank of said Mountain Creek and at the mouth of a spring branch, corner of property of Wm. S. Edwards; thence with Wm. S. Edwards' line, S. 31-30 E. 1277 feet to the beginning corner.

EXCEPT those lots of land heretofore conveyed to R. S. Long, et al., by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 493, at page 187, said lots being known and designated as Lots Nos. 18 and 20 of Indian Hills.

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

S. L. Rogers, his

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 mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than Ten Thousand and No/100 (\$10,000.00) - - - - - 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 we 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 we 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.