

BEGINNING on a stone at the junction of Pine Ave., and public road to Pelzer, and running thence with Pine Ave. S. 86 W. 2.70 chains to a stone; thence S. 20-3/4 W. 7.75 chains to a stone; thence N.86 E. 10.65 chains to stone in public road; thence with road in A. W. W. direction 8.44 chains to the beginning corner, containing four and forty one-hundredths acres (4.40) more or less.

This being that same lot of land conveyed to me by Thomas Hill by his deed dated September 21, 1948, recorded in office of R.M.C. for Greenville County, State of South Carolina, in Vol. 393 at page 245.

LESS HOWEVER all of the last described lot lying on the East side of the new highway graded through this lot containing approximately Ninety-two one-hundredths (.92) of an acre, conveyed to A.B. Roper in 1951.

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 **The Pelzer-Williamston Bank and its successors** 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 **The Pelzer-Williamston Bank, its successors**

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 agree to insure the house and buildings on said lot in a sum not less than **two thousand** - - - - - Dollars in a company or companies satisfactory to the mortgagee, and 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 my name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.