

(2) All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, containing 5.80 acres on the South side of Geer Highway, being known and designated as the Eastern portion of Tract No. 3 as shown on Plat of property of B. E. Geer, made by Dalton and Neves, December 1937, as shown in Plat Book "I", at pages 94 and 95 and described as follows:

BEGINNING at a point in the center of Geer Highway and running thence along the center of said Highway N. 88-0 W. 450 feet to a point in the center of said Highway; thence S 9-0 E. 605 feet, more or less to an iron pin; thence S. 82-20 E. 196 feet to a stone; thence still S. 82-20 E. 184 feet to a stone; thence N. 2-0 W. 636 feet to a point in the center of Geer Highway, the Beginning corner.

The two described pieces of property are the same as conveyed to us by R. E. Benson on the 14th day of July 1959.

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 R. E. Benson, 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 R. E. Benson,

his 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 s agree to insure the house and buildings on said lot in a sum not less than

Four thousand and No/100 (\$4000.00) dollars 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.