

THENCE running along the northern side of the Geer Highway S. 60-06 E. 410 feet to an iron pin; thence running S. 46-53 E. 200 feet to an iron pin; thence running S. 40-06 E. 475 feet to the point of beginning, containing 83 acres, more or less.

Also, ALL THAT certain piece, parcel or tract of land situate, lying and being in Bates Township, Greenville County, South Carolina, near the Town of Marietta, on the northern side of Bates Drive, adjoining the above described tract and having, according to a plat made by Terry T. Dill, L.S., July 31, 1957, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Bates Drive and running thence S. 65-43 E. 200 feet to an iron pin; thence running N. 22-09 E. 275 feet to an iron pin; thence running N. 36-40 E. 200 feet to an iron pin; thence running N. 46-22 E. 607 feet to an iron pin on the Greenville & Northern Railroad; thence following said railroad N. 73-30 W. 400 feet to an iron pin; thence running N. 70-16 W. 200 feet to an iron pin; thence running N. 36-15 W. 211 feet to an iron pin; thence running S. 05-00 W. 1,034 feet to the point of beginning, containing ten acres, more or less.

This being the same property as conveyed to the mortgagor herein by deed of H. D. Burns, as was recorded in the R.M.C. Office of Greenville County, South Carolina, August 27, 1959, in Deed Book 632, at page 528.

This property is shown in the Greenville County Auditor's Block Book on Sheet 513-7-20 and 20.1, and 513-7-18.

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 Bank of Travelers Rest, its successors

~~Heirs~~ and Assigns forever.

And I do hereby bind my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than its full insurable value ~~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 I 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 I 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.