

ALSO: All of that lot of land in Greenville County, State of South Carolina, on the northeast side of The Woodruff Road, being the front portion of tract 3, as shown on the plat of the property of John L. and Annie L. Green Estates, made by W. J. Riddle in January, 1943, and having, according to a recent survey made by W. P. Morrow 12.80 acres and is described as follows:

Beginning at an iron pin in the center of the Woodruff Road, at the joint front corner of original tracts 2 and 3, and running thence with the Woodruff Road, S 60-15 E, 147 feet to bend; thence continuing with said road, S 54 E, 100 feet to bend; thence S 46-45 E, 408 feet to an iron pin in point of intersection of the Woodruff Road with road leading out to W. W. Green's home; thence with said road, N 64-30 E, 505 feet to bend in road; thence continuing with said road, N 41 E, 50 feet to bend; thence N 22 E, 202 feet to bend; thence N 14-45 E, 303 feet to bend; thence continuing with said road N 23 E, 303 feet to point in said road on line of original tract 2; thence with the line of tract 2 as shown on original tract, S 64-45 W, 1400 feet to the point of beginning. The above is less that portion of land as condemned by the South Carolina Highway Dept. in the construction of interstate highway 85. Being the same property as conveyed the mortgagor by deed book 440, page 52.

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, its successors

~~Heirs~~ and Assigns forever.

And I do hereby bind myself, 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 Six Thousand and no/100 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.