

Also a tract containing 3.36 acres beginning at an iron pin in the center of the county road at the joint front corner with a 0.43 acre tract and running thence N. 59-37 W. 107.3 ft. to an iron pin; thence N. 31-46 E. 162.1 ft. to an iron pin; thence N. 60-58 W. 306.1 ft. to an iron pin; thence S. 54-14 W. 434.9 ft. to an iron pin; thence S. 61-45 E. 271.3 ft. to a point in the center of county road; thence along the center of the road N. 82-38 E. 100 ft.; thence S. 85-36 E. 182.9 ft.; thence N. 82-33 E. 56.8 ft.; thence N. 54-36 E. 62.3 ft. to the beginning point.

This is a portion of the property conveyed to L. R. Richardson, Jr. by Fritz R. Cooper, Jr. by deed dated 12 September, 1959 and recorded in the R. M. C. Office for Greenville County in Book 634, page 369.

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 L. R. Richardson, Jr., his 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 L. R. Richardson, Jr., his

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 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 name and reimburse for the premium and expense of such insurance under this mortgage, with interest.