

BEGINNING at an iron pin, common corner of Rufus B. Hoffman and grantee, running thence S. 65-00 W., 240 feet to iron pin; running thence N. 25-00 W., 160 feet to an iron pin; thence N. 65-00 E., 240 feet to an iron pin; thence S. 25-00 E., 160 feet to the beginning corner. This lot is joined on the south by lands of Chambers, on the north by grantor, on the east by Rufus B. Hoffman, and being the same lot of land conveyed to Ralph Chambers and Edna Chambers by Gertrude C. Heath by deed dated October 9, 1959, and recorded in the Office of the Clerk of Court for Pickens County, State aforesaid, in Deed Book 9-M at Page 28.

ALSO The following described chattels owned by mortgagor, Ralph Chambers:

One 1955 GMC Truck, Motor No. 3A56A1042, and One 1955 Chevrolet, Motor No. C55F072226.

This mortgage constitutes a second lien on all of the mortgaged property.

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

Mary B. Davis, her

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than face amount of this mortgage 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 we 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 we 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.

*For value received, I do hereby assign, transfer and set over unto George F. Towness the within note and the mortgage which it secures without recourse, with the distinct understanding that said note and mortgage is hereby pledged as collateral security for that certain note in the amount of \$15,000.00 this day executed by the said George F. Towness to Mary B. Davis.
 Witness my hand and seal this 11th day of October 1963.
 Witnesses: C. Victor Pyle
 Rellie J. Farr
 Mary B. Davis (Seal)
 Assignment recorded Oct. 15, 1963 at 10:10 A.M. # 11156*