

Carolina, in Greenville County, being more particularly shown on a plat thereof made by C. O. Riddle, June 20, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book JJ, Page 48, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Miller Road at corner of other property of Boyce Miller and running thence along the Miller Road, S. 16-20 W. 81.7 feet to an iron pin on the southeast edge of said road; thence continuing along the Miller Road, S. 29-35 W. 221.5 feet to an iron pin in line of other property of Boyce Miller; thence along line of other property of Boyce Miller, N. 41-17 W. 250 feet to an iron pin; thence still along line of other property of Boyce Miller, N. 31-15 E. 217.6 feet to an iron pin; thence still with the Miller line, S. 60-47 E. 211.4 feet to a point in Miller Road, the beginning corner.

ALSO LESS the right of way condemned by the South Carolina State Highway Department for State Highway No. 85 containing approximately 7-1/2 acres.

The above-described property is the same conveyed to me by E. Inman Master by his deed dated February 16, 1926, and recorded in the R.M.C. Office for Greenville County in Deed Book 159, Page 357.

This mortgage is junior to mortgage executed by me to the Farmers Bank of Simpsonville on March 31, 1961, and recorded in Mortgage Book 853, Page 516.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19____ (deed recorded in the office of Register of Mesne Conveyance _____ Page _____ for Greenville County, in Book _____

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 of Simpsonville, its successors

~~and~~ 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 ~~and~~ 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 Two 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 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.