

ALSO, ALL THAT PIECE, PARCEL OR TRACT OF LAND LYING, BEING AND SITUATE IN THE COUNTY AND STATE AFORESAID, FAIRVIEW TOWNSHIP, IN THE HILLSIDE COMMUNITY, CONTAINING 2.3 ACRES, MORE OR LESS, ACCORDING TO A PLAT PREPARED BY WOODWARD ENGINEERING CO., IN MARCH 1957, ENTITLED "PROPERTY OF JAMES W. MOORE," AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT: BEGINNING AT AN IRON PIN IN THE CENTER OF A COUNTY ROAD, JOINT CORNER WITH OTHER LANDS OF THE GRANTOR AND LANDS OF THE GRANTEE & FRANCES S. WEATHERS, RUNNING THENCE ALONG LINE OF OTHER LANDS OF THE GRANTOR S. 81-00 E. 472.3 FEET TO AN IRON PIN; THENCE ALONG JOINT LINE OF LAND OF THE GRANTOR S. 6-30 W. 247 FEET TO AN IRON PIN IN SAID COUNTY ROAD; THENCE WITH THE SAID ROAD S. 87-02 W. 170 FEET TO AN IRON PIN; THENCE N. 57-38 W. 185 FEET TO A POINT IN SAID ROAD; THENCE WITH ROAD N. 33-15 W. 140 FEET; THENCE WITH THE ROAD N. 17-59 W. 116.7 FEET TO AN IRON PIN; THE POINT OF BEGINNING, AND BEING THE SAME LAND CONVEYED BY JAMES W. MOORE TO HENRY F. WEATHERS BY DEED DATED SEPTEMBER 4, 1959, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 640 AT PAGE 05.

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 for Greenville County, in Book _____ Page _____

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 **LOUIS P. BATSON,**

JR., HIS

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, **HIS** 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 **S** agree to insure the house and buildings on said land for not less than _____ 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 **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 **S**, 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.