

TRACT II

ALL that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, containing 21 acres, more or less:

Beginning at a stake in the center of the Mosteller Road and running thence S. 43 1/4 W. with Bruce's line 10.64 chains to Post Oak Stump; thence N. 86 1/4 W. 1.56 chains to sweet gum 3x on the east side of Beaverdam Creek at the southeast corner of bridge; thence with Beaverdam Creek as a line north to the center of said Beaverdam Creek at the mouth of branch, corner of tract sold to Charlie White; thence N. 39 W. 3 chains to a point in the center of said Creek; thence up the said Creek N. 23 E. 8.10 chains to a point in the center of Creek; thence N. 81 3/4 E. 15.40 chains with the Annie Edwards' line to a stake in the road; thence along said road S. 17 1/2 E. 6.90 chains to the beginning corner,

TRACT III

ALL that piece, parcel or tract of land situate, lying and being in O'Neal Township, Greenville County, State of South Carolina containing 52.17 acres as is shown on a plat of the property of W. W. Bruce Estate, prepared by H. S. Brockman, Surveyor, dated February 6, 1958 and recorded in the Greenville County R. M. C. Office in Plat Book PP at page 81. For a complete description of said tract, reference is directed to the afore described recorded plat.

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 Peoples National Bank of Greenville, South Carolina, its successors and assigns

~~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, its successors 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 THIRTEEN THOUSAND AND NO/100 (\$13,000.00)-----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-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.