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ALSO ALL that certain piece, parcel or tract of land situate, lying and being on waters of North-Raburn Creek in Sullivan Township, County of LAURENS, State of South Carolina, containing 244 acres, more or less, according to plat prepared by W. M. Nash, dated June 12, 1944, and being the same property conveyed to the mortgagor herein by John L. Sloan and James H. Robinson by deed, dated January 5, 1960, and recorded in the office of the Clerk of Court of Laurens County in Deed Book 133, at page 356.

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This property is subject to one and only one prior mortgage or lien on which there is a balance due of \$ 2600.00 WFR

Also all that certain piece or tract of land consisting of approximately '98' acres situate on the West Side of Geer Highway being the same property conveyed to the mortgagor by R. E. Benson by deed dated May 7, 1955 recorded in Deed Book 525 and at Page 63 less a tract of land conveyed by the mortgagor to Greenville Auto Sales, Inc. of approximately two acres.

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 The Citizens & Southern National Bank of South Carolina, its successors

XXI 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 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 \$74,000.00- - - - - 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 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.