

Less, however, the following two tracts:

TRACT #1.

Beginning at a point in the road running between the lands of Mamie Stewart and Ross Cobb and running thence S. 56-10 W. 1650 feet to a stake; thence S. 44-30 E. 577 feet to a stake in branch; thence N. 56-30 1557 feet along the line of lands of Ross Cobb and J. H. Perkins to an iron pin in the road aforesaid; thence N. 34-30 W. 566 feet to the beginning corner in said road, containing 21 acres, more or less, and being that lot conveyed by the mortgagor herein to Thomas B. Butler and Mary E. Butler on November 17, 1960 which conveyance is recorded in the R. M. C. Office for Greenville County in Deed Book 664 at page 210.

TRACT #2.

Beginning at a point in the center of a paved road and running with A.M. Stewart property line S. 72 1/2 W. 418 feet; thence running S. 21 E 214 feet; thence running 426 feet parallel with the northern boundary to the center of the highway; thence running with the center of the highway 214 feet to the point of beginning, containing 2 acres, more or less, and being that lot conveyed by the mortgagor herein to James A. Donald and Eunice Celeste Donald on February 17, 1961, which conveyance is recorded in the R. M. C. Office for Greenville County in Deed Book 668 at page 416.

The latter conveyances have reduced the size of the original tract from 58.75 acres, more or less, to 35.75 acres, more or less.

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 **Franklin Finance and Loan Company, its successors**

~~TO~~ 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** Heirs 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 the said mortgagor, 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, 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 _____ 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.